THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14840

Davidson County DEEDWARR
Recvd: 10/04/06 14:09 2 pg
Fees:13.00 Taxes:740.00

20061004-0123231

Property Address:
2805 Vaulx Lane, Nashville, TN 37204 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Johnnie Turner, aka Johnnie M. Bennett, married** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Darryl N. Bennett, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 13 on the Map of the First Subdivision of the W.T. Berry Estate, Section 2, of record in Book 1130, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60.0 feet on the southwesterly margin of Vaulx Lane, formerly Kirkwood Avenue, and runs back between lines measuring 150.3 feet on the northwesterly line and 159.0 feet on the southeasterly line to a dead line measuring 60.0 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Angline L. Crump, dated October 26, 1987, and recorded October 30, 1987, in the Register's Office for Davidson County, Tennessee, in Book 7391, at Page 58.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29th day of September, 2006.

Johnnie Turner {Seal}
Johnnie Turner

State of TENNESSEE
County of DAVIDSON

On this the 29th day of September, 2006, before me, the undersigned officer, personally appeared Johnnie Turner, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 29th of September, 2006.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 9-16-07

Name of Owner and Property Address:
Darryl N. Bennett
2805 Vaulx Lane

Nashville, TN 37204

Person Or Entity Responsible For Payment Of Taxes:
Homecomings Financial Network, Inc.
2101 Rexford Road
Suite 168W
Charlotte, NC 28211

Tax Parcel ID#: 118-02-0-119.00