THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/22/06 12:15 3 pgs
Fees:18.00 Taxes:1501.46
20061222-0158197

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Audra Maxwell 1016 Battery Lane Nashville, TN 37220	NEW OWNER	131-12 081.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN and NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Archie Bennett, Jr., a married man**(GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Audra Maxwell, a married woman, as her sole and separate property** (GRANTEE), certain real property in **Davidson** County, Tennessee, described as follows:

See Attached Exhibit "A" for Legal Description.

Being all of the same property conveyed to Archie Bennett, Jr. by deed from Mark S. Courey and wife, Susan J. Courey of record in Instrument No. 20020809-0096321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

Under penalty of perjury, grantor herein certifies that this property has never been the primary residence of herein grantor or his spouse.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 14th day of December, 2006.

Archie Bennett, Jr.

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Archie Bennett, Jr., a married man with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2006.

Notary Public

My commission expires:

SCOT W. O'BRIEN
MY COMMISSION EXPIRES
January 27, 2008

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration for this transfer or value of property (whichever is greater) is **$405,800.00.**

Affiant

Subscribed and sworn to before me, this 14th day of December, 2006.

Notary Public

My commission expires:

SCOT W. O'BRIEN
MY COMMISSION EXPIRES
January 27, 2008

263297.v3

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lots Nos. 24 and 26 on the Map of Zenaida Place, not of record and described as follows:

Beginning in the center of Battery Road, at the southwest corner of the property conveyed to to Henry H. Thatcher, by deed of record in Book 3905, Page 588; thence along Thatcher's West line, north 504.8 feet to the southeast corner of the property conveyed to Karl K. Haury and Reese L. Smith, Jr., by deed from Edwin E. Jackson and wife, as of record in Book 2443, Page 598; said point also being the southeast corner of Lot No. 6 on the Plan of Lealand Heights, as of record in Book 2330, Page 71; thence along the south line of said Haury & Smith property, and being along the south line of Lots 6 and 7 of said Subdivision North 84 deg. 42' West 297.3 feet to the southwest corner of Lot 7 on said Subdivision; thence South 4 deg. 19' West 88 feet to the northwest corner of the property conveyed to J. Ross Hickman, by deed of record in Book 1938, Page 315; thence along Hickman's north line, South 87 1/2 deg. East 134 feet, more or less, to Hickman's northeast corner; thence South along Hickman's East line, 423 feet to the centerline of Battery Road; thence with the center of the same, South 87 1/2 deg. East 170 feet to the point of beginning.