Davidson County DEEDWARR
Recvd: 02/26/07 13:59 2 pgs
Fees:13.00 Taxes:591.63

20070226-0023606

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$159,900.00
|X
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2007.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Charles Benson 3136 Weatherstone Cove West Antioch, TN 37013	Peoples Home Equity 5226 S. East Street A-9 Indianapolis, IN 46227	Map 164-12, Group A Parcel 23

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Samuel Tetterton and wife, Stephanie M. Tetterton f/k/a Stephanie M. Sullivan

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeffrey Charles Benson, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LOT 23, ON THE PLAN OF WEATHERSTONE, OF RECORD IN INSTRUMENT NO. 20020926-0117440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL TETTERTON AND STEPHANIE M. SULLIVAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JERRY BUTLER BUILDERS, LLC, DATED JULY 29TH, 2003, AND OF RECORD IN INSTRUMENT NO. 20030731-0108712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID STEPHANIE M. SULLIVAN HAVING SINCE MARRIED AND IS NOW KNOWN AS STEPHANIE M. TETTERTON.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Instrument Number 20020926-0117440, Register's Office for Davidson County, Tennessee.
4) Property is subject to Weatherstone, a Planned Unit Development, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20020611-0071030 and amended in Instrument No. 20031015-0152650, said Register's Office.

This is improved property known as: 3136 Weatherstone Cove West, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 23rd day of February, 2007.

Samuel Tetterton

Stephanie M. Tetterton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Samuel Tetterton and Stephanie M. Tetterton, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076