NEW OWNER:
KAREN M. SHARP
2920 SUSAN DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
US BANK, NA
4325 17TH AVE SW
FARGO, ND 58103

Map 096
Group 06
Parcel 0185.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 07-0141

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 03/08/07 08:51 3 pgs
Fees:18.00 Taxes:343.73

20070308-0028418

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Two Thousand Nine Hundred and 00/100 Dollars ($92,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HELEN BENEDICT** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KAREN M. SHARP**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 95 on the Plan of Cloverhill, Section 2, of record in Plat Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 2920 Susan Drive, Nashville, Tennessee.

Being the same property conveyed to Helen Benedict by deed from Rebecca G. Buckosh, dated January 23, 2007, and of record in Instrument Number 20070201-0013291, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 46, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of February, 2007.

HELEN BENEDICT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HELEN BENEDICT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of February, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$92,900.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS NOTARY PUBLIC AT LARGE [illegible] COUNTY, TENN.