WARRANTY DEED

G-VRE-07-4505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,650.00

Susan Benson
Affiant

Subscribed and sworn to before me this 16th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/28/07 10:47 2 pg
Fees:13.00 Taxes:476.01

20070328-0036997

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Benson	Countrywide Home Loans, Inc.	
4505 Harding Road, Unit 1 W	(NAME) 801 Crescent Center Drive, #510	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37067	116-3-A-24 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT WRIGHT AND WIFE, BEVERLY WRIGHT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN BENSON, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 W, ROYAL OAKS TOWER CONDOMINIUM APARTMENTS, as of record in Plat Book 4460, Page 189, as established under Master Deed of record in Book 4710, Page 901, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Scott Wright and Beverly Wright by Warranty Deed from Beverly M. Greene, unmarried, recorded October 30, 2006 in Instrument No. 20061030-0134592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 4300, Page 201, Plat Book 4460, Page 189, Surveyor's Cert. of Correction in Plat Book 4728, Page 756, Master Deed of record in Book 4710, Page 901, and Book 4798, Page 813, and Easement for Ingress-Egress in Book 4723, Page 940, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 1 W, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of March, 2007.

Scott Wright by Patrick Moore atty in fact
Scott Wright

Beverly Wright by Patrick Moore atty in fact
Beverly Wright

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of March, 2007, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Scott Wright and wife, Beverly Wright and who acknowledged he/she/they executed the same as the free act and deed of the said Scott Wright and wife, Beverly Wright.

Witness my hand and official seal, this the 16th day of March, 2007.

Notary Public

My Commission Expires:

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903