Davidson County DEEDWARR
Recvd: 07/10/07 14:55 2 pgs
Fees:13.00 Taxes:1609.50

20070710-0082276

206

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Elliott T. Kershaw	New Owner	Map/Parcel
6500 Turnberry Way		172-09-0-006.00
Brentwood, TN 37029		07-06-13012

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Clifford B. Benjamin and wife, Heather N. Ross,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Elliott Kershaw, a single person** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Final Plat of Banbury Estates, of record in Instrument No. 20000921-0094036, said Register's Office, to which reference is hereby made for a ore complete and accurate legal description.

Being the same property conveyed to Clifford B. Benjamin and Heather N. Ross, husband and wife, by Warranty Deed dated June 4th, 2006, from Douglas D. Woodlee and wife, Mary C. Shaw of record in Instrument No. 20040607-0067003, said Register's Office.

This conveyance is subject to the following:

1. All matters as shown on Final Plat in Instrument No. 20000921-0094036, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions and Restrictions of record in Book 10369, page 48, supplemented in Book 10962, page 516; Book 11218, page 180 and in Instrument No. 20010523-0053234, Register's Office for Davidson County, Tennessee.
3. By- Laws of. of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
4. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 6500 Turnberry Way, Brentwood, TN 37029

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $485,000.00

Affiant

Fran Y. Oroson State of Tennessee Notary Public Davidson County

Subscribed and sworn to before me this 28th day of June, 2007

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their hiers and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28 day of June, 2007.

Clifford B. Benjamin

Heather N. Ross
By: Clifford B. Benjamin, Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Clifford B. Benjamin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2007.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My commission expires: My Commission Expires 03/21/2009

State of Tennessee
County of Davidson

On this 28 day of June, 2007, before me personally appeared **Clifford B. Benjamin**, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Heather N. Ross** as her attorney in fact and acknowledged that he executed the same as the free act of deed of said **Heather N. Ross**

Witness my hand, at office, this 28 day of June, 2007.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My commission expires: My Commission Expires 03/21/2009