97-1-395

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/09/07 13:56 2 pgs
Fees:13.00 Taxes:1942.50
20071009-0120265

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of September, 2007 by and between **Joe Benton and wife, Cynthia K. Benton**, hereinafter referred to as GRANTOR, and **Stephen W. Grace**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 in Margaret R. Shield's Subdivision of Lot No. 6 in the O.B. Hayes Plan, as of record in Plan Book 57, page 33A, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the West side of Belmont Avenue, now 16th Avenue South, and runs back between parallel lines, 150 feet to a 12-foot alley.

This conveyance is subject to the following:

1) All matters appearing on the plan of Margaret R. Shields Subdivision of Lot No. 6 in the O. B. Hayes Plan, of record in Book 57, Page 33, Register's Office for said County.

2) Utility Easement contained in instrument of record in Book 4604, page 742, Register's Office for said County.

Being the same property conveyed to Joe Benton by Warranty Deed from Charles E. Hooper and wife Janet W. Hooper, dated April 28, 2000, recorded May 9, 2000, of record in Instrument 200005090046681, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1019 16th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joe Benton

Cynthia K. Benton

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joe Benton and wife Cynthia K. Benton, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21st day of September, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Stephen W. Grace
205 N. University Street, Murfreesboro, TN 37130

Send Tax Statements to:
Stephen W. Grace
205 N. University St.
Murfreesboro TN
37130

Map & Parcel No.104.04-O-165.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $525,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cynthia Ann Benton
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of September, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-395