(1)

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/04/08 10:05 2 pgs
Fees:13.00 Taxes:342.25

20080304-0021419

Address New Owner(s)
CHRISTOPHER LYLE HALL
5326 EDMONDSON PIKE #3
NASHVILLE, TN 37211

Send Tax Bills To:
Christopher Lyle Hall
5326 Edmondson Pike Unit #3
Nashville, TN 37211

Map & Parcel Nos.:
161 01 0A 027.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of February, 2008, by and between **Jennifer A Bennett**, unmarried party of the first part, and **Christopher Lyle Hall** party of the second part,

WITNESSETH: That for and in consideration of One Dollar and No Cents ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Unit No. 5326-#3 on the Plat of Danbury, as of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, said Register's Office.

Being the same property conveyed to Jennifer A Bennett from J. Christopher Griffin and wife, Janet Denny Griffin by deed dated November 7, 2003, of record in Instr # 20031114-0166968 in the records for Davidson County, TN.

Address known as : 5326 Edmondson Pike Unit #3 , Nashville, TN 37211
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jennifer A Bennett
Jennifer A Bennett

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer A Bennett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of February, 2008.

My commission expires: 5/2/2011

Keri Duncan
Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is, $92,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

$92,500.00

Subscribed and sworn to before me, this 29 day of February, 2008.

MY COMMISSION EXPIRES: 5/2/2011

PROPERTY ADDRESS:
5326 Edmondson Pike, Unit 3
Nashville, TN 37211

Keri Duncan State of Tennessee Notary Public Davidson County