WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lee Stewart	Wells Fargo Bank, N.A.	Parcel ID:
2124 Amanda Meadow Court	2701 Wells Fargo Way	098130C13900CO
Nashville, TN 37076	Minneapolis, MN 55408	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Karen Benson and Rodney Benson, Trustees of the Rodney M. Benson and Karen S. Benson 2000 Family Declaration Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lee Stewart , Jr. and wife, Esther W. Stewart,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 94, on the Plan of Phase Four, Section Three, The Meadows of Seven Points, of record in Instrument 20040921-0113530, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen Benson and Rodney Benson, Trustees of the Rodney M. Benson and Karen S. Benson 2000 Family Delcaration Trust by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument 20050527-0060108, said Register's Office.

This conveyance is subject to (1) 2008 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plan of record in Instrument 20040921-0113530, said Register's Office. and (3) Easements of record in Book 11681, page 411, Book 11738, page 776, and Instr. 200502250020974, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws recorded in Book 11670, page 822 and Book 11670, page 837, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2124 Amanda Meadow Court, Nashville, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of July, 2008.

Karen Benson, Trustee

Rodney Benson, Trustee

Davidson County DEEDWARR
Recvd: 07/18/08 10:47 2 pg
Fees:13.00 Taxes:1480.00

20080718-0073777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Benson and Rodney Benson, Trustees of The Rodney M. Benson and Karen S. Benson 2000 Family Declaration Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees of The Rodney M. Benson and Karen S. Benson 2000 Family Declaration Trust and are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2008.

My Commission Expires: 11-22-10

Notary Public

