Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
08-1124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,900.00.

CP Modena
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of November, 2008.

Amanda Vaughn
Notary Public

Commission Expiration:

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/01/08 16:13 2 pgs
Fees:13.00 Taxes:528.73
20081201-0116555

ADDRESS OF NEW OWNER:
Kenneth E. Lewis
217 Buck Run Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Dr. # 400
Franklin, TN 37067

MAP-PARCEL:
122-010A-46500CO

WARRANTY DEED

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,

Cameron Wayne Benson and wife, Virginia Ruanne Benson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth E. Lewis, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 54 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck RunDrive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Cameron Wayne Benson and wife, Virginia Ruanne Benson on 07/28/2003 by deed from Ole South Properties, Inc., filed for record on 08/12/2003 in Instrument No. 20030812-0114960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **217 Buck Run Drive Nashville, TN 37214**

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 my hand this 26th day of November, 2008.

Cameron Wayne Benson by Virginia Ruanne Benson Atty in Fact

Cameron Wayne Benson By Virginia Ruanne Benson His Attorney in Fact

Virginia Ruanne Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Ruanne Benson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 26 day of November, 2008.

Notary Public

HUGH B SHOULDERS, JR STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 7-8-09 WILSON COUNTY

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26 day of November, 2008, before me personally appeared Virginia Ruanne Benson, to me known to be the person who executed the foregoing instrument in behalf of Cameron Wayne Benson as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said Cameron Wayne Benson. Witness my hand and official seal.

Notary Public

HUGH B SHOULDERS, JR STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 7-8-09 WILSON COUNTY

Commission Expiration:
