WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LEWIS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

G-VRE-09-401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Cook	Marjorie Cook	
401 Tuckahoe Drive (ADDRESS)	401 Tuckahoe Drive (NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	42-14-65.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES H. BENSON AND WIFE, JUDY L. BENSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARJORIE COOK AND CHLOE SLOAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11, BLAIR ESTATES, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LOWELL H. BENSON AND WIFE, NINA E. BENSON TO JAMES H. BENSON AND PEGGY J. HARDWICK AS RECORDED ON THE 24TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030424-0055257 AND DEED FROM MID AMERICA PROPERTIES, INC. TO LOWELL H. BENSON AND WIFE, NINA E. BENSON AS RECORDED ON THE 11TH DAY OF MARCH, 1999 IN BOOK 11379, PAGE 518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALOS BEING THE SAME PROPERTY CONVEYED FROM PEGGY J. HARDWICK TO JAMES H. BENSON AND WIFE, JUDY L. BENSON BY QUITCLAIM DEED FILED FOR RECORD ON April 24, 2009 AS INSTRUMENT NUMBER 20090424-0037313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 401 Tuckahoe Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090027145 DEEDWARR
Recvd: 04/24/09 13:50 2 pgs
Fees:13.00 Taxes:740.00
20090424-0037314

Witness my/our hand(s) this 22nd day of April, 2009.

James H. Benson

James H. Benson

Judy L. Benson

Judy L. Benson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Benson and Judy L. Benson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

