BILL GARRETT, Davidson County
Trans:T20090035697 DEEDWARR
Recvd: 06/01/09 09:26 2 pgs
Fees:12.00 Taxes:0.00
20090601-0049806

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
TERESA LILLIAN EARP	**Same**	**Map 94-1**
613 South 13th St.		**Parcel 92**
Nashville, TN 37206		

FOR AND IN CONSIDERATION of $10.00 cash in hand paid by the Grantee named herein, and and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **TOMMY BENSON, unmarried ("Grantor")**, have bargained and sold, and by these presents does hereby transfer and convey unto **TERESA LILLIAN EARP, unmarried ("Grantee")** and her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

> LAND in Davidson County, Tennessee, being Lot No. 101on the Plan of Payne Blakemore and Cummings Subdivision, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Tommy Benson, unmarried, by Warranty Deed from Ronald S. Pardue and wife Nancy Sue Pardue of record in Instrument No. 20070717-0085194, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.
>
> This is improved property known as 613 South 13th Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17 day of September, 2008.

Tommy Benson

TOMMY BENSON

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 bargainor, **TOMMY BENSON**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of September, 2008.

Ms Marcey Ward

NOTARY PUBLIC
My Commission Expires: May 8, ~~2008~~ 2012



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $50.00.

AFFIANT

Sworn to and subscribed before me this
17 day of September, 2008.

Ms Marcey Ward

NOTARY PUBLIC
My Commission Expires: May 8, 2012

