THIS INSTRUMENT PREPARED BY/Return to:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090071201 DEEDWARR
Recvd: 10/20/09 09:45 2 pgs
Fees:13.00 Taxes:351.50
20091020-0096775

From: InSouth Bank

To: Edwin L. Benson and Cornelia G. Benson

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Edwin L. Benson 3056 Buenaview Blvd. Nashville TN 37218	New Owner	059-05-0-127.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me this 24th day of September, 2009.

Notary Public
My Commission Expires: 9-19-2011

MICHELLE MANGRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Five Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **InSouth Bank** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Edwin L. Benson and Cornelia G. Benson, as tenants in common with right of survivorship** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Lot No. 132 on the Plan of Buena Vista Estates, Section IV, as of record in Book 4300, Page 81, Register's Office of Davidson County, Tennessee.

Said Lot No. 132 fronts 77.73 feet on the northerly side of Buenaview Blvd., and extends back between lines, measuring 135.0 feet on the easterly line, and 134.1 feet on the westerly line, to a line in the rear which it measures 72.10 feet thereon.

Being the same property conveyed to InSouth Bank, by Successor Trustee's Deed from Stone, Higgs & Drexler, P.C. as Successor Trustee, of record in Instrument # 20090630-0060822, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 3056 Buenaview Boulevard, Nashville TN 37218

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 24th day **of September 2009.**

A.V.P.

~~InSouth~~ Bank

STATE OF TENNESSEE)
COUNTY OF Shelby -)

Before me, the undersigned, personally appeared Cheryl E Gillenwater, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged her self to be the Asst. V. P. of InSouth Bank, the within named bargainor, a corporation, and that A.V.P., acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 24th day of September 2009.

Wanda J. Himel

Notary Public

My Commission Expires: 5/20/2012

My Comm. Exp. 5-20-2012

