29-1-381

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090075883 DEEDWARR
Recvd: 11/06/09 10:39 2 pgs
Fees:13.00 Taxes:740.00
20091106-0102782

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of October, 2009 by and between **John S. Benton and wife, Mary Benton** hereinafter referred to as GRANTOR, and **John R. Benton and wife, Stephanie C. Benton**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 529 on the Plan of Bradford Hills, Section Thirteen, as of record in Book 7900, Page 6, and amended in Book 7900, Page 661, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John S. Benton by Special Warranty Deed from Homesales, Inc., dated August 11, 2009, of record in Instrument No. 20090914-0085604, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Homesales, Inc., by Trustee's Deed from Shellie Wallace, Successor Trustee, dated April 30, 2009, and filed of record on May 8, 2009, in Instrument No. 20090508-0042609, Register's Office for Davidson County, Tennessee.

Mary Benton joins in this conveyance to relinquish all of her marital rights.

This is [X]improved [ ]unimproved property known as: **3457 Cobble Street, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John S. Benton

Mary Benton

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John S. Benton and Mary Benton, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of October, 2009.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
John R. Benton
3457 Cobble Street, Nashville, TN 37211

Send Tax Statements to:
Bank of America
801 Crescent Centre Drive, Stem 510
Franklin, TN 37067

Map and Parcel--172.12-0B-318.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $200,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of October, 2009.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

29-1-381