WARRANTY DEED

BOOK 4401 PAGE 75

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Constance Cummings Bennett & C. Wayne Bennett	Constance Cummings Bennett & C. Wayne Bennett	Map 23
(NAME)	(NAME)	P/o Par. 80
Lickton Pike, Route 3	Lickton Pike, Route 3	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072	Goodlettsville, Tenn. 37072	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ..... One ..... *Dollars,*

($1.00) cash in hand paid by our daughter, Constance Cummings Bennett, and her husband, C. Wayne Bennett, and with the further consideration of the love and affection we have for the said Constance Cummings Bennett and her husband, C. Wayne Bennett,

we, Charles L. Cummings and wife, Dorothy W. Cummings,

have this day bargained and sold, and do hereby transfer and convey unto the said Constance Cummings Bennett and husband, C. Wayne Bennett, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land lying in the 11th Civil District (formerly the 10th Civil District) of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin set in the easterly right-of-way line of Lickton Pike in the center line of an existing graveled road separating the property herein described and the property of Thelma A. Cummings; said iron pin being a corner common to these properties; thence, with the easterly right-of-way line of Lickton Pike North 05 degrees 15 minutes East 200.0 feet to an iron pin; thence, leaving said Pike on a new line South 88 degrees 46 minutes East 766.57 feet to an iron pin; thence, continuing with the new line South 01 degree 14 minutes West 178.4 feet to an iron pin set in the property line of Thelma A. Cummings in the center of said graveled road; thence, with said property line North 76 degrees 05 minutes West 213.5 feet to an iron pin; thence, continuing with said property line South 84 degrees 17 minutes West 576.57 feet to the point of beginning; containing 3.0 acres, more or less.

Being a part of the same land conveyed to Charles L. Cummings and wife, Dorothy W. Cummings, by deed of Noble E. Cummings, Sr., and wife, Minnie W. Cummings, dated 31st of October 1961, and recorded in Deed Book 3312, page 443, of the records of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1200.00

Subscribed and sworn to before me, this the 3rd day of March, 1970

Affiant: Charles L. Cummings

My commission expires: February 21-1973 (Affix Seal)

Notary Public: Robert Ray Bachman

This is unimproved ( ) improved (X) property, known as Boy #331A, Lickton Pk, Rte 3 Goodlettsville, Tenn. 37072 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Constance Cummings Bennett and husband, C. Wayne Bennett, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Constance Cummings Bennett and husband, C. Wayne Bennett, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of March, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles L. Cummings

Dorothy W. Cummings

This deed prepared by:
Fred B. Shelton
FRED B. SHELTON
2308 Selma Avenue
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert Roy Galbreath, *a Notary Public in and for said County and State,* Charles L. Cummings and wife Dorothy W. Cummings

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville *Tennessee, this* 3rd *day of* March, *19*70

Robert Roy Galbreath *Notary Public*

Commission expires February 21 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Charles L. Cummings and wife, Dorothy W. Cummings

TO
Constance Cummings Bennett and husband, C. Wayne Bennett

A 70051

IDENTIF. REFERENCE

MAR 3 11 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-70	CONV	*1,200.00			
MAR-70 S'TAX			A*	3.02	
MAR-70 S'TAX			A*	.10	
MAR-70 PR'FEE			A*	.50	
MAR-70	W'DEED		A*	3.00	* 6.62

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
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NASHVILLE, TENNESSEE