This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

BOOK 4478 PAGE 299

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RAY BENNETT, ET UX	SAME	25-12
(NAME)	(NAME)	
2526 DICKERSON ROAD	SAME	24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	SAME	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

HARDCASTLE DEVELOPERS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said RAY BENNETT AND WIFE, PATRICIA ANN BENNETT, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Ranchwood Estates, Section II, as of record in Book 3600, page 67, Register's Office for said County.

SAID Lot No. 24 fronts 131 feet on the southerly side of Connor Drive, and extends back 445.45 feet on the easterly line and 445.45 feet on the westerly line to a line in the rear on which it measures 52.3 feet.

BEING the same property conveyed to Hardcastle Developers, Inc. by deed from Ben B. Cunningham, et al, of record in Book 2906, page 281, Register's Office for Davidson County, Tennessee.

...ser, whichever ... is $3,300 Charles Ray Bennett

...subscribed and sworn to before me this 8th day of Feb. 1971

Deputy Register L. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,300.00

Subscribed and sworn to before me, this the _____ day of February, 19 71

x Charles Ray Bennett
Affiant

My commission expires My Commission Expires NOV 18, 1972 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot 24, Connor Drive, Ranchwood Ests., Goodlettsville, Tenn.
(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 grantees, 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, our *heirs and representatives,* or assigns *to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 4th *day of* February, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The corporation has caused its duly elected officers to put their signatures hereto.

x Rodney L. Hardcastle Pres.

x Dorothy P. Kemp Sec.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Steve T. Nichols, *a Notary Public in and for said County and State,*

the within named bargainor....., 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 4th. *day of* Feb. , 19 71.

My Commission Expires NOV. 18, 1972 — Steve T. Nichols — *Notary Public*
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* SYDNEY L. KING AND DOROTHY KING *with whom I am personally acquainted, and who, upon oath, acknowledged* the m*self* to be President and Secretary *of the* HARDCASTLE DEVELOPERS, INC. *the within named bargainor, a corporation, and that* they ~~xx~~ *as such* President and Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them*self as* President.and Secretary.

Witness my hand and seal, at office in Goodlettsville, Tennessee
this 4th. *day of* February, , 19 71.

My Commission Expires NOV. 18, 1972 — Steve T. Nichols — *Notary Public*
Commission expires

WARRANTY DEED

FROM

HARDCASTLE DEVELOPERS, INC.

TO

Mail
RAY BENNETT, ET UX
124 Garrett Dr.
Goodlettsville, Tenn.

FEB-8?1	CONV	*3,300.00				
FEB-8?1	S'TAX		A*	8.58		
FEB-8?1	PR'FEE		A*	.50		
FEB-8?1	W'DEED		A*	3.00	*	12.08

3107 2

B 0 4 1 3 4

IDENTIF. REFERENCE

FEB 8 10 57 AM '71

FELIX ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

STEVE NICHOLS
REALTY CO.
1126 L[illegible] Rd. - Ph. 859-5271
[illegible], Tenn. 37072