# WARRANTY DEED

BOOK 1478 PAGE 996

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. Henry E. Bennett (NAME) | Same (NAME) | Map. 113 |
| Route 1, Old Charlotte Rd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 7 |
| Pegram, Tennessee 37143 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND 00/100 (10.00)----------

---------- *DOLLARS*
cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

| | | | | | |
|---|---|---|---|---|---|
| FEB 11 | CONV | *2,000.00 | | | |
| FEB 11 | S'TAX | | A* | 5.20 | |
| FEB 11 | PR'FEE | | A* | .50 | |
| FEB 11 | W'DEED | | A* | 6.00 | * 11.70 |

we, H. A. BENNETT and wife, MINNIE BENNETT,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* HENRY E. BENNETT and wife, MARY BENNETT, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a parcel of land in the 8th Civil District of Davidson County, Tennessee, and described according to a survey made by S. H. Hutchison, dated October 10, 1970, as follows:

Beginning at a point in the Old Charlotte Road, a southeasterly corner of the Bennett land, Black Locust tree in line on northerly side of said road; thence with the Smith line north 31° west 100 feet to a point in the old Forst Road; thence with said old road and the Smith line as follows from point to point: North 46° west 214 feet; North 29° 30' west 229 feet; north 5° 30' west 169 feet; north 2° east 169 feet; north 35° east 99 feet; north 71° east 78 feet; south 46° east 171 feet; south 64° 30' east 132 feet; south 75° east 99 feet; south 76° east 148.5 feet; south 82° east 58 feet; north 74° east 132 feet; north 61° east 148 feet, more or less, to a point in the old Foster Road and H. A. Bennett's east line; thence north 3° 30' east 795 feet to a stake with a small hickory pointer; thence south 58° west 212 feet to a stake with a tan oak pointer; thence south 17° west 198 feet to a stone pile; south 28° west 177 feet to a tan oak; south 55° 30' west 105 feet to a red oak; south 74° west 104 feet to a red oak; north 85° west 138 feet to red oak; south 71° 30' west 185.5 feet to a large red oak; south 80° west 88 feet to a large red oak at a fence; south 56° 30' west 198 feet to a large white oak near another fence; thence south 13° west 348 feet more or less to center of Old Charlotte Road, large red oak in line on north margin of said road; thence with Old

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of November 1970

Notary Public

My commission expires: APRIL 17-1974
(Affix Seal)

H. WATTS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Charlotte Road as follows: South 37° east 215 feet; south 53° east 66 feet; south 69° east 248 feet to a point in road; thence south 55° east 100 feet to point of beginning; containing 10.85 acres, more or less.

Being part of the same property conveyed to H. A. Bennett and wife, by deed of record in Book 2584, page 579, Register's Office for Davidson County, Tennessee.

Grantors do hereby give and grant to Grantees an easement for obtaining water from the well located on Grantors' property for usual and normal use, which said easement shall run with the land.

unimproved ( )
This is improved ( ) property, known as Old Charlotte Road, Route 1, Pegram, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Henry E. Bennett and wife, Mary Bennett, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Henry E. Bennett and wife, Mary Bennett, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 11th *day of* November, 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.*

H. A. Bennett

Mary E. Bennett

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* J. H. Watts Jr. *, a Notary Public in and for said County and State, the within named* H. A. Bennett and wife, Minnie Bennett

*the 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* Nashville *, Tennessee, this* 17th *day of* November *, 19* 70.

J H Watts Jr. *, Notary Public.*

*Commission Expires* April 17-1974.

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*STATE OF* .....
*COUNTY OF* .....

*Personally appeared before me,* ..... *, a Notary Public in and for said County and State, the within named* .....

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

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

..... *, Notary Public.*

*Commission Expires* .....

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*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

H. A. BENNETT, ET UX

TO

HENRY E. BENNETT, ET UX

B 0 4 4 2 3

IDENTIF. REFERENCE

FEB 11 10 13 AM '71

FELIX G. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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