MAP: 175
PARCEL: 69

SEND TAX BILLS TO:

NAME: Odell Bennett
ADDRESS: Off U.S. 41 S
Nashville, Tennessee

NAME AND ADDRESS OF NEW OWNER:
Odell Bennett
Off U.S. 41 S.
Nashville, Tennessee

This Instrument Prepared from Information Furnished by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, Tennessee 37167

Sent e-mail xo

STATE OF TENNESSEE]
]
RUTHERFORD COUNTY]

BOOK 4787 PAGE 555

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND FOUR HUNDRED AND FOUR DOLLARS AND 16/100 ($3,404.16) cash in hand paid, receipt of which is hereby acknowledged: and the assumption of an indebtedness in the amount of $4,095.84, after the February payment, to Guy Wallace of record in Book 4518, page 482, of the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all its terms and conditions.

We, the undersigned BOBBY RAY PITTS and wife, NELDA JOAN PITTS, have bargained and sold and do hereby transfer and convey to ODELL BENNETT and wife, VIRGINIA SUE BENNETT, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

Beginning at an iron pin on the northerly margin of a driveway, north 67° west 141 feet west of an iron pin at the southeast corner of a 15 foot lane, which point is 17 feet westerly from a walnut stump, said stump being north 24° east 612 feet from the northerly margin of the Murfreesboro Pike, said stump being also 2 feet easterly from the western boundary line of a part of Lot No. 4 conveyed to G. W. Gordon and wife, by deed from Nora Lee Hibbett Adcock, of record in Book 1645, page 56; being the southwest corner of the property conveyed to Dorris E. Hartman and wife, by deed from Mrs. N.L. H. Adcock and husband, of record in Book 2089, page 336; thence with Hartman's westerly line, north 19° east 552 feet to an iron pin, 34.5 feet westerly from the westerly margin of said 15 foot lane; thence north 67° west 158 feet to an iron pin; thence south 19° west 552 feet to an iron pin on the northerly margin of said driveway; thence with the said driveway, south 67° east 158 feet to the beginning, containing 2 acres, more or less.

Also herein conveyed is a 5' water line easement with all the rights and obligations thereto more fully described in Book 4518, page 483, and incorporated herein by reference.

Being the same property conveyed to the undersigned by deed of record in Book 4518, page 482, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property, and of record in Book 435, page 507; and to all Zoning and Subdivision Restrictions of the appropriate Governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns forever.

AND, we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above-noted, the taxes will be prorated.

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 Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 8th day of February, 1974.

Bobby Ray Pitts
BOBBY RAY PITTS

Nelda Joan Pitts
NELDA JOAN PITTS

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STATE OF TENNESSEE

RUTHERFORD COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named BOBBY RAY PITTS and wife, NELDA JOAN PITTS, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 8th day of February, 1974.

Pam E Turner
Notary Public

PAM E. TURNER NOTARY PUBLIC TENNESSEE

MY COMMISSION EXPIRES:
10-17-77

STATE OF Tennessee
Rutherford COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $7500.00
Jerry W. Pitts
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Feb. 19 74
Pam E Turner NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-17-77

PAM E. TURNER NOTARY PUBLIC TENNESSEE

C 4 1 6 2 3

IDENTIF. REFERENCE

FEB 12 9 57 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEB12	CONV	*7,500.00			
FEB12	S'TAX		A*	19.50	
FEB12	PR'FEE		A*	.50	
FEB12	W'DEED		A*	6.00	* 26.00