THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

BOOK 5109 PAGE 79

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANN H. CROSS	Same	148-5
(NAME) 301 Leo Court	(NAME)	164
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn	(STREET ADDRESS)	
(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 consideration, receipt of which is hereby acknowledged, including the grantee assuming one-half of the mortgage as recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee, which grantee promises to pay and agrees to hold the grantors harmless from the same.

GERRY N. BENNETT AND WIFE, MARGARET O. BENNETT, hereinafter referred to as Grantors,
have this day bargained and sold, and do hereby transfer and convey a one-half interest to
ANN H. CROSS, hereinafter referred to as Grantee, as tenants in common
her
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 48 on the Plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 48 fronts 40.66 feet on the east side of Leo Court, and runs back 210 feet on the northerly line and 189.9 feet on the southerly line to a dead line in the rear, which is a broken line on which it measures 220 feet.

Being the same property conveyed to Gerry N. Bennett et ux, Margaret O. Bennett by deed from David C. Pickard and wife, Barbara D. Pickard, of record in Book 4996, page 842, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ 13,750.00
Subscribed and sworn to before me, this the 25th day of January 1977
Affiant Ann H. Cross
My commission expires: 4-25-77 (Affix Seal)
Notary Public

This is improved ( ) unimproved (X) property, known as 301 (House Number) Leo Court (Street) Nashville, (P. O. Address) Tennessee 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, her *(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,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* January, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Gerry N. Bennett /s/ Margaret O. Bennett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERRY N. BENNETT AND WIFE, MARGARET O. BENNETT

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 Nashville Tennessee.
this 22 day of January, 19 77.

Robert B. McBride Notary Public

Commission expires 6/22/77

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.....

JAN 26 F	CONV	13,750.00			
JAN 26 F	S'TAX		B*	35.62	
JAN 26 F	PR'FEE		B*	.50	
JAN 26 F	W'DEED		B*	4.00	* 40.12

WARRANTY DEED

FROM GERRY N. BENNETT, ET UX

TO ANN H. CROSS

D 8 6 6 9 7

IDENTIF. REFERENCE

JAN 26 9 43 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115