BOOK 6019 PAGE 136 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,242.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 19 83.

Notary Public

MY COMMISSION EXPIRES: 1-27-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John R. Cheadle, Sr., 515 Stahlman Bldg., Nashville, TN, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Terry L. Bennett (NAME)	Same (NAME)	Map 126
930 Battlefield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	per III RM
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, ~~THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE~~ and the assumption by Grantees of an indebtedness as shown of record in Book 5712, page 140, Register's Office of Davidson County, Tennessee, We, Charles E. Estes and wife, Janet D. Estes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Lawrence Bennett and wife, Marilyn Ann Bennett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED SHEET

H 3 5 4 5 7

T. IDENTIF. REFERENCE

MAR 11 10 35 AM '83

REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as Rt. 1, Highway 70, Kingston Springs, TN, 37082
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of March, 19 83.

CHARLES E. ESTES

JANET D. ESTES

03/11 FEE 2485

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6019 PAGE 137

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Estes and wife, Janet D. Estes,

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 9 day of March 19 83

Commission expires 1-23-84

Vicki D. Ford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CHARLES E. ESTES AND WIFE,

JANET D. ESTES

TO

TERRY LAWRENCE BENNETT AND

WIFE, MARILYN ANN BENNETT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BEING in the 9th Civil District, formerly the 14th Civil District, of Davidson County, Tennessee, described as follows:
Reference information to locate the true point of beginning of the foregoing 5.09 acre tract:

BEGINNING at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the original James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence, N 76° E (measured along the northern edge of the pavement of Highway 70) 1157.0 feet to a nail in the edge of the pavement; thence, N 16°15' W 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property; thence, N 76° E 331 feet along the southern boundary of the Butler property and along the northern boundary of the highway right of way to a point which is the southeast corner of the Butler property, this being the true point of beginning of the tract of land hereinafter described.

THENCE, leaving the said point of beginning N 0°3' E 440 feet to an iron pin on the southern margin of a road right of way; thence, S 78°0' E along the southern margin of the road right of way 140 feet to a point at the beginning of a curve of the right of way; thence around said curve having a radius of 120.81 feet, northeasterly 94.88 feet to a point which is the end of the curve; thence, still along the southerly margin of the road right of way N 57°0' E 140 feet to an iron pin; thence, leaving the road right of way S 62°0' E along the southwesterly line of the William E. Pons property 250 feet to an iron pin; thence, along the westerly margin of the Pons property S 10°17' W 347.87 feet to a point which is the southwest corner of the Pons property and which is on the northern margin of the Highway 70 right of way; thence, N 82°0' W along the highway right of way 164 feet to a point; thence, still along the right of way, S 86°30' W 164 feet to a point; thence, S 80°0' W 176.0 feet to the point of beginning, containing 5.09 acres, more or less.

This tract is shown as tract number 5 on a plat prepared April ____, 1980, by Donald R. Carver, Surveyor, 209 Pear Orchard Drive, Goodlettsville, Tennessee, 37072.

BEING the same property conveyed to Charles E. Estes and wife, Janet D. Estes, by deed from James H. Stein and wife, Charlene Stein, of record in Book 5712, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust of record in Book 5712, page 140, R.O.D.C., executed by grantors herein to John R. Cheadle, Sr., Trustee, securing James H. Stein and wife, Charlene W. Stein, in the original principal sum of $14,400.00; the Grantees herein assume and agree to pay said indebtedness as it becomes due and payable.

Grantees agree to share equally with the owners of the roadway tract, which borders subject tract for a distance of 374.88 feet on the northerly margin, the responsibility for maintaining the graveling and grading of the roadway contained within the 374.88 foot section adjacent to grantees' property.

This conveyance is also subject ot the following restrictions running with the land:

1. No noxious or offensive operation shall be conducted or maintained on this tract, and nothing shall be done on the tract which may constitute any annoyance or nuisance to other property owners in the vicinity.
2. No trailer, basement, tent, shack, or other out-building shall be erected on this tract for use as a temporary or permanent residence, nor shall any structure of a temporary character be used as a residence. The owner may erect a small barn of the type used as shelter for a pony or a calf.
3. Before a dwelling on this tract may be occupied, all of the outside construction must be completed.
4. This tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste must be kept in sanitary containers. Garbage containers must be kept at all times within a utility yard.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6019 PAGE 139

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			17242.58- CO	
			44.72 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	54.22-
			2485A03/11/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 4 5 7

IDENTIF. REFERENCE

MAR 11 10 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934467