THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael W. Bennett ETUX 407 Rosehill Drive Goodlettsville, TN. 37072	Same as new owner	Map 25-7 Parcel 8

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, DON S. DAVIS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said MICHAEL W. BENNETT and wife, LORRIE F. BENNETT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the City of Goodlettsville, 10th Civil District of Davidson County, Tennessee, being Lot No. 76 on the Plan of Ranchwood Estates, Section Three, as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 85 feet on the northwesterly margin of Rosehill Drive and extends back 464.35 feet on the northeasterly line and 574.56 feet on the southwesterly line to a dead line in the rear, measuring 210.4 feet thereon.

Being the same property conveyed to Don S. Davis, by deed from Jimmy E. Warren and wife, Rachel L. Warren, of record in Book 5478, page 756, Register's Office, Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1985 State, County and City of Goodlettsville taxes, a lien, but not yet due and payable, which the Grantor agrees to pay one-half (1/2) of said tax to the

Grantees when due but not later than February 15, 1986.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS my hand on this the 31st day of May, 1985.

Don S. Davis
DON S. DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DON S. DAVIS, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of May, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Michael W. Bennett
Affiant

Sworn to and subscribed before me, this the 31st day of May, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

J 1 0 2 4 T

IDENTIF. REFERENCE

JUN 5 8 44 AM '85

FEE $ 10.00 REGISTER
DAVIDSON COUNTY, TN

MAIL ENVL

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

RECEIVED OF _____

FOR _____

BOOK 6573 PAGE 939

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

62000.CO- CAMT.
161.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.70-
4656A06/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I O 2 4 4

IDENTIF. REFERENCE

JUN 5 9 44 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141169