6909 FILE: Box 38

# WARRANTY DEED

BOOK 7564 PAGE 38 76

Box 38

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DONALD M. BENNETT (NAME) | SHAWMUT MORTGAGE CORPORATION (NAME) | Map 156-2 |
| 709 Goodpasture Terrace (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1820 (STREET ADDRESS) | Parcel 74 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Dayton, Ohio 45401-1820 (CITY) (STATE) (ZIP) | FB# 9D-61074 |

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, MARY F. STEPHENSON WOODS and S. L. WOODS, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD M. BENNETT and wife, MARCIA A. BENNETT

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

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Section 3 Harpeth Valley Park, as of record in Plat Book 4175, page 15, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary F. Stephenson and S. L. Woods by Quitclaim deed from Gary Levine, Trustee, of record in Book 5848, page 708, said Register's Office. The said Mary F. Stephenson and S. L. Woods having since married.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3857, page 858, made applicable in Book 4237, page 179; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 15, said Register's Office.

3701.0

TENNESSEE REAL ESTATE TRANSFER REFERENCE

Jun 6 1 53 PM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 709 Goodpasture Terrace, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 88

Mary F. Stephenson Woods
MARY F. STEPHENSON WOODS

S. L. Woods
S. L. WOODS

BOOK 7564 PAGE 77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY F. STEPHENSON WOODS and husband, S. L. WOODS

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

Witness my hand at office, this 31st day of May, 1988.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1988.

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

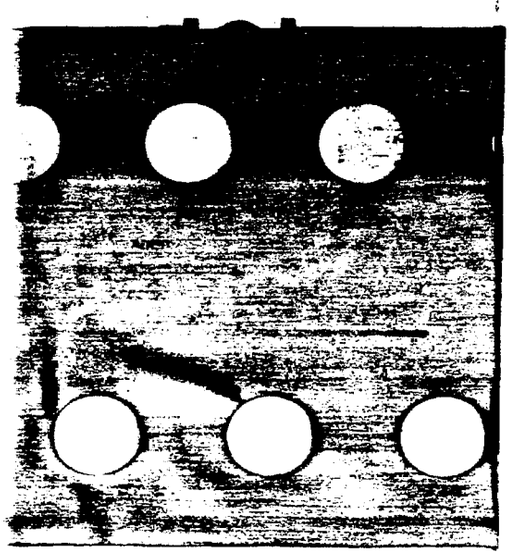
WARRANTY DEED

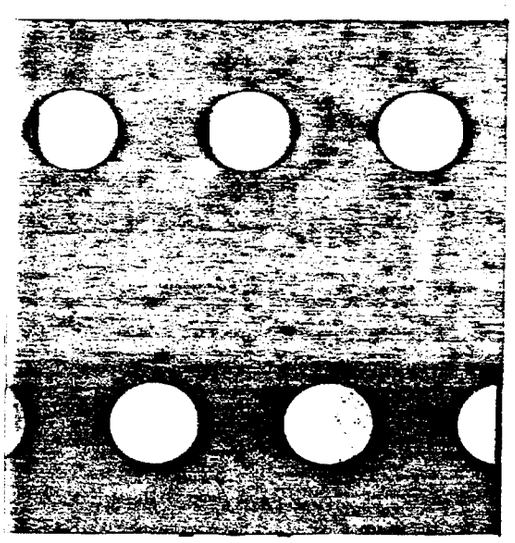
FROM MARY F. STEPHENSON WOODS and S. L. WOODS, husband and wife

TO DONALD M. BENNETT and wife, MARCIA A. BENNETT

1921 06/06 0101 03CHECK 282.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7564 PAGE 78

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3701.0

INSTRUMENT NO. PRESENCE

JUN 6 1 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

| | |
|---|---|
| CAMT | 102000.00 |
| CON TX | 285.60 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 292.10 |
| CHECK | 292.10 |

06/06/88 01 13:52 0001 1921

**No.** 98800