Bk 36

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Pt. 127-249.00	Sydney U.Bennett	Sydney U. Bennett Buffalo Road Nashville, TN37221
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR 19 2 01 PM '91
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE 00176

SIGURD EDWARD LEE and wife, KIM JONES LEE BOOK 8312 PAGE 419

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SYDNEY U. BENNETT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to a Non-Exclusive Driveway Easement as of record in Book 6272, page 690, Register's Office for Davidson County, Tennessee, as amended by an Amended Agreement and Easement being filed simultaneously herewith. Grantor herein conveys all of its right, title and interest in and to said Non-Exclusive Driveway Agreement and Easement and the Amendment thereto recorded as noted above.

4774 03/19 0101 03CHECK 13.[illegible]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16 day of March, 1991.

Sigurd Edward Lee

Kim Jones Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TEXAS
COUNTY OF DALLAS

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Sigurd Edward Lee and wife, Kim Jones Lee

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, TX BANK ONE, TEXAS, NA, this, the 14th day of March, 19 91.

CHERI D NICHLEY
Notary Public, State of Texas
My Comm. Expires 5/22/93

My commission expires: 5-22-93

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March 19 91 MY COMMISSION EXPIRES: 3-26-94

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
SIGURD EDWARD LEE AND WIFE

TO
SIDNEY U. BENNETT

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

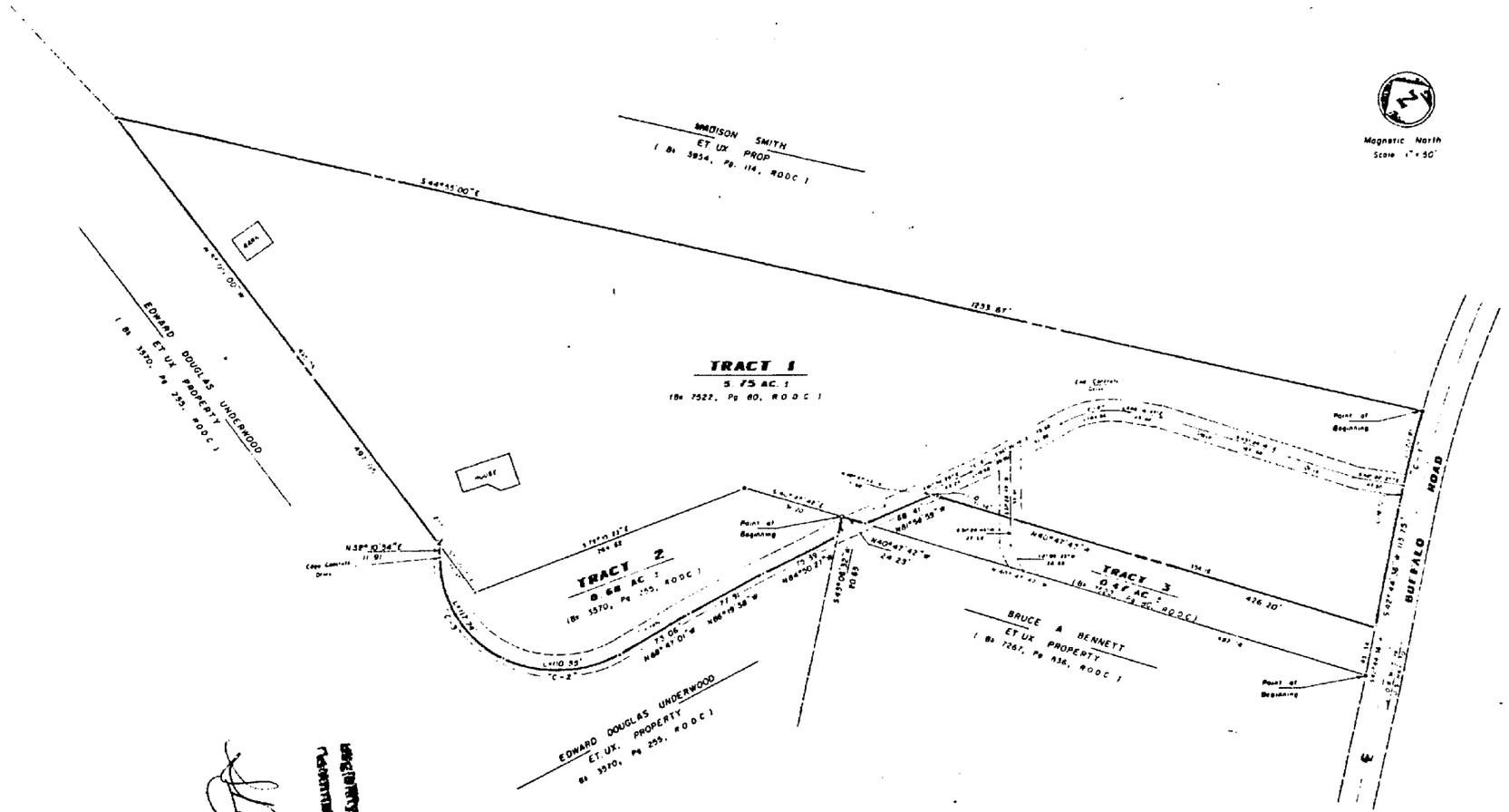
My commission expires: _____

Notary Public

Land in Davidson County, Tennessee, described as follows:

BEGINNING on an iron pin, in the west right-of-way of Buffalo road, in the southeast corner of the Bruce A. Bennett, et ux property as of record in Book 7267, page 836, Register's Office for Davidson County, Tennessee; thence leaving said road, with the Bennett Property, north 40 degrees 47 minutes 42 seconds west, 482.78 feet to a point at the edge of a concrete driveway; thence with the edge of said drive,south 81 degrees 58 minutes 59 seconds east, 68.41 feet to a point at the edge of said drive; thence south 40 degrees 47 minutes 42 seconds east, passing a metal fence post at 1.00 feet, on-in-all, 426.20 feet to a metal fence post on the north edge of Buffalo Road; thence with said Road, south 42 degrees 44 minutes 36 seconds west, 45.34 feet to the point of beginning, containing 0.47 acres, more or less, and shown as Tract 3 on a survey made by Bennett and Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn. #477, dated March 7, 1991, revised March 11, 1991.

Being part of the property conveyed to Sigurd Edward Lee and wife, Kim Jones Lee, by deed from Gerald B.Smith and wife, Sue Fuller Smith as of record in Book 5531, page 730 and Deed of Correction of record in Book 7522, page 80, Register's Office for Davidson County, Tennessee.



LEGEND

- o FENCE POST (Setting)
- • IRON PIN (Old)
- · POINT

CURVE DATA

MK	Δ	RADIUS	ARC	TAN	CHD BEARING	CHD L	
C-1	9° 39' 16"	550.09'	99.53'	49.89'	N 43° 31' 32" E	99.39'	
C-2	38° 09' 0"	97.38'	110.81'	60.90'	N 58° 16' 23" W	107.79'	
C-3	84° 16' 47"	105.00'	117.76'	69.83'	N 0° 03' 13" E	111.66'	
C-4	4° 31' 23"	250.63'	19.69'	9.85'	S 84° 14' 50" E	19.68'	
C-5	58° 13' 32"	96.92'	99.46'	55.35'	S 67° 25' 32" E	95.41'	

I HEREBY CERTIFY THAT THIS IS A CLASS A SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 / 19,759 AS SHOWN HEREON

SURVEYOR _____
Jesse Bennett Jr. Tn R.L.S. No. 477

RECORDER'S MEMO
Legibility of writing, typing or printing in this document unsatisfactory when received.

BOUNDARY SURVEY

OF

TWO PARCELS OF PROPERTY

LOCATED IN THE FOURTEENTH CIVIL DISTRICT

DAVIDSON COUNTY

TENNESSEE

For: Prescott Properties

BENNETT & SONS SURVEYORS & PLANNERS INC.

205 CHURCH STREET
DICKSON, TENNESSEE
Ph (615) 446-3439

Date 5/7/91 Revised 5/21/91

BOOK 8312 PAGE 422



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8312 PAGE 423

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

CAMT	100.00
CON TX	0.33
PRFEE	1.00
WDEED	12.00
TOTAL	13.33
CHECK	13.33

03/19/91 01 14:01 0001 4774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0017 6

IDENTIF. REFERENCE

MAR 19 2 01 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 405533