THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 9730 PG 691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this the 12th day of July, 1995.

Notary Public

My Commission Expires: 8-4-96

WARRANTY DEED

| Address New Owner(s)as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Jon Hongsermeier and wife,<br>Amy H. Hongsermeier<br>361 Flushing Drive<br>Nashville, Tennessee 37211 | Same | Map 119-3<br>Parcel 114 |

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Madge Bennett, by and through Beverly M. McMahon, Attorney-in-Fact, a widow and unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Jon Hongsermeier and wife, Amy H. Hongsermeier**, 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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Glencliff Estates, Section V, as of record in Book 2133, Page 21, Register's Office for said County.

Said Lot fronts 93 feet on the northwesterly side of Flushing Drive and extends back 200 feet on the southwesterly line and 202.5 feet on the northeasterly line to a dead line in the rear measuring 93.1 feet thereon.

Being the same property conveyed to Verdie A. Bennett and wife, Madge Bennett, by deed of record in Book 4213, Page 608, Register's Office for Davidson County, Tennessee; the said Verdie A. Bennett having since died on December 25, 1991, survived by the grantor herein, tenant by the entireties.

Madge Bennett being one and the same person as Madge McMahon Bennett as set forth in that certain Durable Power of Attorney recorded immediately prior hereto naming, constituting and appointing Beverly M. McMahon as her lawful Attorney-in-Fact.

The aforedescribed property is not the principal place of residence of the grantor herein.

1995 Metropolitan Government taxes have this day been prorated and the grantees shall be responsible for the entire tax bill when due and payable.

This is improved property known as 361 Flushing Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I 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 the same is unencumbered, and I 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. 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.

Witness my hand this 12th day of July, 1995.

Madge Bennett
MADGE BENNETT

BY: Beverly M. McMahon
BEVERLY M. MCMAHON, ATTORNEY-IN-FACT

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 Madge Bennett, by and through Beverly M. McMahon, Attorney-in-Fact, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 12th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE

MAIL ENV.

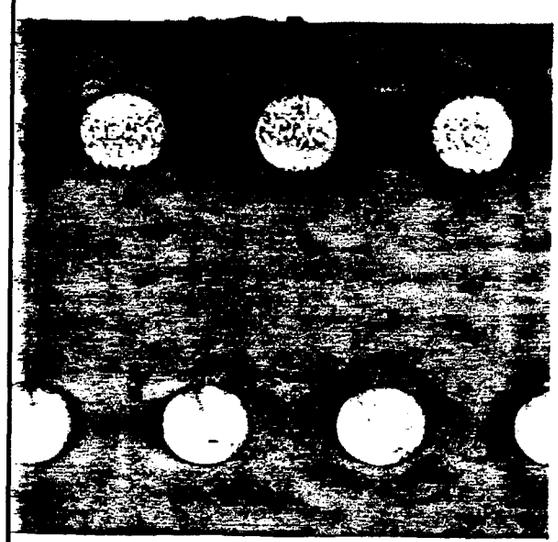
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

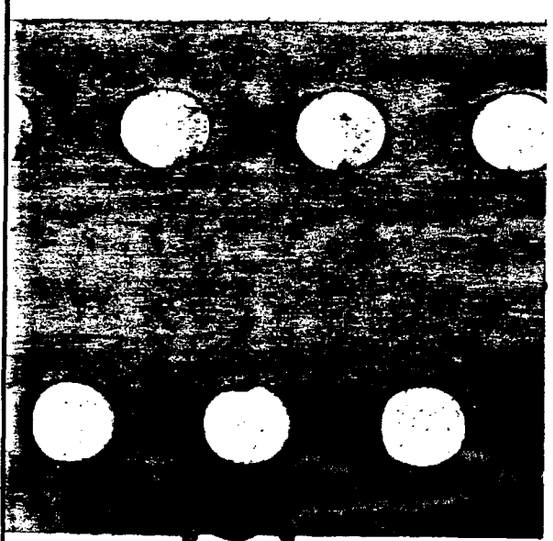
95 JUL 14 AM 9:45

IDENTIF. & REFERENCE

00078989

[illegible] 286.50





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

RECEIVED OF _____

FOR _____

BOOK 9730 PG 696

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

07/14/95 01 09:48 0001 1070

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0078989
IDENTIF. ↑ REFERENCE

95 JUL 14 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930178