108521

14A

# WARRANTY DEED

BOOK 10162 PG 364

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Lawrence Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LAWRENCE BENNETT (NAME) | SUNTRUST BANK, NASHVILLE (NAME) | MAP 075-07 |
| 4388 Baton Rouge Drive (ADDRESS) | P.O. Box 305110, 7th Floor (ADDRESS) | PARCEL 172.00 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (CITY) (STATE) (ZIP) | 4D-24644 |

FOR AND 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, JOEL M. GOODWIN AND WIFE, VIRGINIA GOODWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE BENNETT AND WIFE, MAURINE 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:

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Book 4860, page 85, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Joel M. Goodwin and wife, Virginia Goodwin, by Deed from Ricky A. Turbeville and wife, Sarah B. Turbeville, of record in Book 5155, Page 256, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4228, Page 457, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4388 Baton Rouge Drive, Hermitage, TN 37076
(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 hand s this 15th day of August 19 96

Joel M. Goodwin
JOEL M. GOODWIN

Virginia Goodwin
VIRGINIA GOODWIN

FROM 10162 PG 365

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 JOEL M. GOODWIN AND WIFE, VIRGINIA GOODWIN

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 NASHVILLE, Tennessee, this 15th day of August, 19 96.

Commission expires July 26, 1997

Notary Public

KAY T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

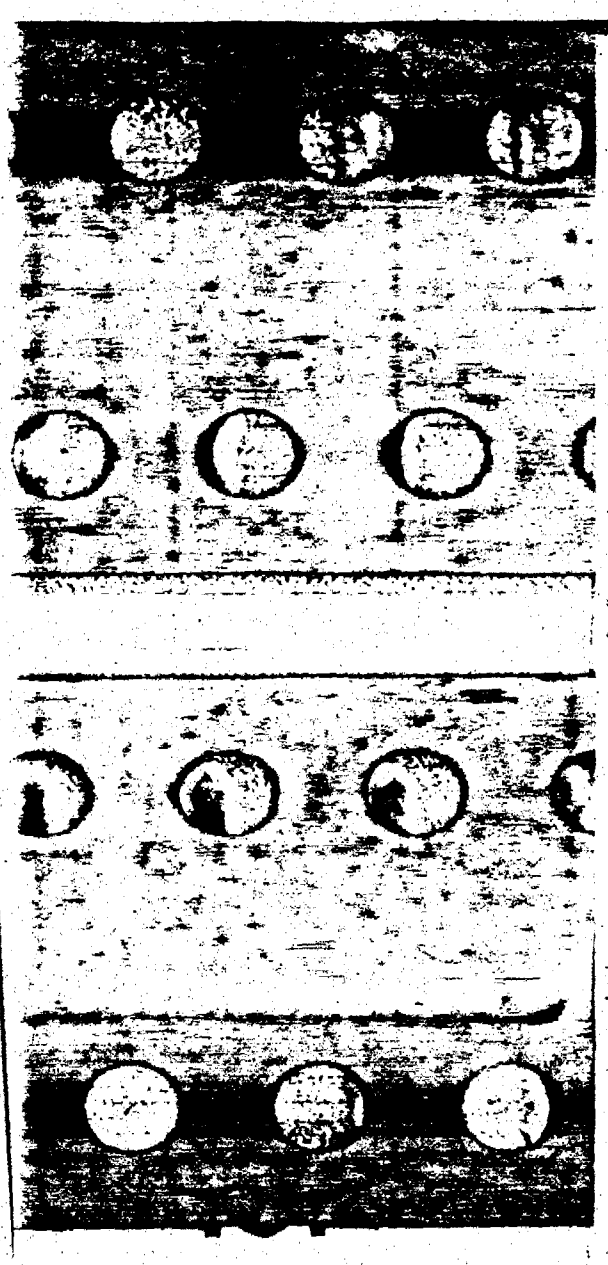
Notary Public



02 16483
IDENTIFICATION REFERENCE

96 AUG 21 AM 8:21
FELIX A. McCONNICO REGISTER
DAVIDSON COUNTY, TN.

9109 08/21 0101 03CHECK 428.95



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

RECEIVED OF _____

FOR _____

BOOK 10162 PG 356

| | | |
|---|---|---|
| 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 | |
| | | | | 113500.00 |
| | | | CON TX | 419.95 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 428.95 |
| | | | CHECK | 428.95 |
| 08/21/96 | 01 | | 08:24 0001 | 9109 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216483
IDENTIFICATION REFERENCE

96 AUG 21 AM 8:21
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 1021670