BOOK 10369 PG 124

Box 15
JR

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **JOHN M. BENNETT, JR. and wife, MARY E. BENNETT**, 4664 Grays Point Road, Joelton TN 37070

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. 28 and Part of Parcel No. 17.

For and in consideration of the sum of **TEN THOUSAND ($10,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **LESLIE WAYNE BENNETT** and wife, **MARY BERNICE BENNETT**, conveying his one-half (1/2) undivided interest, **SANDRA FAYE (BENNETT) CORBITT** and husband **LELAND RAY CORBITT,** conveying her one-fourth (1/4) undivided interest, and **JOHN BENNETT, JR.** and wife, **MARY ELIZABETH BENNETT**, conveying his one-fourth (1/4) undivided interest, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN M. BENNETT, JR. and wife, MARY E. BENNETT,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is unimproved property, known as Grays Point Road, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JOHN M. BENNETT, JR. and wife, MARY ELIZABETH BENNETT**, their heirs and assigns, forever; and Grantors, 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said **MARY BERNICE BENNETT**, wife of **LESLIE WAYNE BENNETT**, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real property as part of any elective share in the estate of her husband, **LESLIE WAYNE BENNETT**.

The said **LELAND RAY CORBITT**, husband of **SANDRA FAYE (BENNETT) CORBITT**, joins in this instrument, conveying all right, title and interest he has in and to said real property, including his right to take said real property as part of any elective share in the estate of his wife, **SANDRA FAYE (BENNETT) CORBITT**.

The said **MARY ELIZABETH BENNETT**, wife of **JOHN BENNETT, JR.**, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real property as part of any elective share in the estate of her husband, **JOHN BENNETT, JR.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of February 1997.

Leslie Wayne Bennett
LESLIE WAYNE BENNETT

Mary Bernice Bennett
MARY BERNICE BENNETT

Sandra Faye Bennett Corbitt
SANDRA FAYE (BENNETT) CORBITT

Leland Ray Corbitt
LELAND RAY CORBITT

John Bennett Jr.
JOHN BENNETT, JR.

Mary Elizabeth Bennett
MARY ELIZABETH BENNETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LESLIE WAYNE BENNETT** and wife, **MARY BERNICE BENNETT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February 1997.

Notary Public

My commission expires 29 May 2000

RL.EST.VII.ben-ben.wd

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SANDRA FAYE (BENNETT) CORBITT** and husband, **LELAND RAY CORBITT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 1997.

_____ Notary Public

My commission expires 28 May 2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN BENNETT, JR.** and wife, **MARY ELIZABETH BENNETT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 1997.

_____ Notary Public

My commission expires 28 May 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**10,000.00**.

_____ Affiant

Subscribed and sworn to before me
this 28th day of February 1997.

_____ Notary Public

My commission expires 28 May 2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

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EXHIBIT A

Land in Davidson County, Tennessee, and being **Tract 2** on that certain survey dated 07 January 1997, and prepared by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, 326 West Drive, P. O. Box 170, White House, Tennessee 37188, and being more particularly described as follows, to wit:

TRACT 2: Beginning at an iron pin set, a corner to John M. Bennett Jr. (deed book 6155, page 850), and being the most northwest corner of this tract;

THENCE, South 21 degrees 48 minutes 07 seconds West for a distance of 270.00 feet to an iron pin set, a corner to said John Bennett Jr., and in the line of Larry T. Bennett;

THENCE, North 56 degrees 41 minutes 45 seconds West for a distance of 6.50 feet to an iron pin set, corner to said Bennett;

THENCE, South 33 degrees 18 minutes 15 seconds West for a distance of 175.00 feet to an iron pin set, a corner to said Bennett and in the line of Howard E. Bolton;

THENCE, North 56 degrees 41 minutes 45 seconds West for a distance of 418.03 feet to an iron pin set in the line of said Bolton;

THENCE, North 28 degrees 29 minutes 09 seconds East for a distance of 595.23 feet to an iron pin set by a gate post;

THENCE, South 36 degrees 38 minutes 38 seconds East for a distance of 447.83 feet to the beginning.

Said property contains **5.00 acres** more or less.

97 MAR -4 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

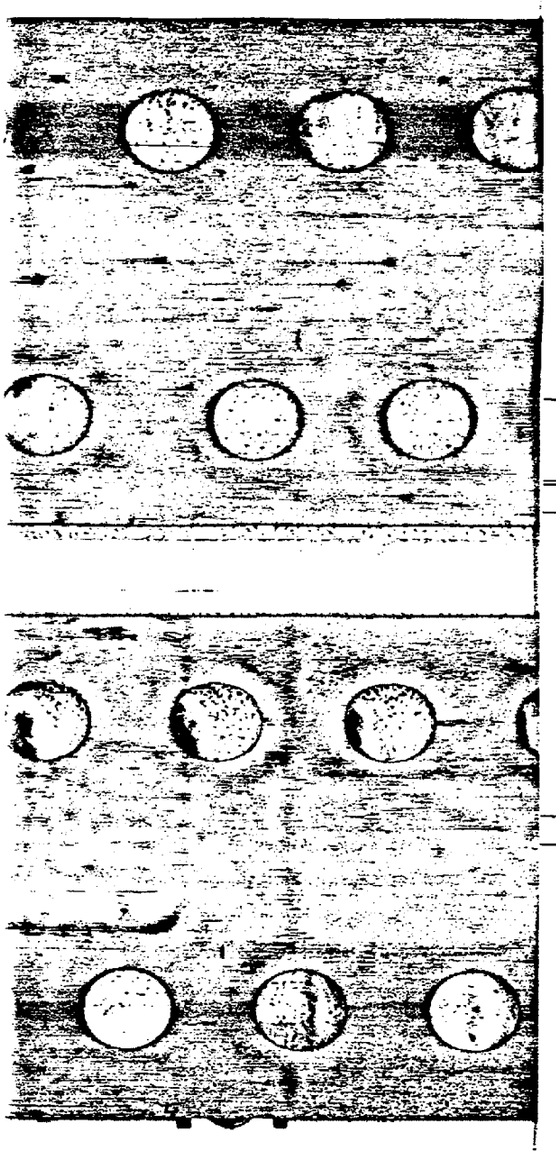
IDENTIF. & REFERENCE

02789 17

Being part of the same property vested in John M. Bennett, Sr. and wife, Willie Mae Bennett, by deed from John I. Bennett also identified as Irvin Bennett, being one and the same person, as shown of record in Book 4238, page 784, Register's Office for Davidson County, Tennessee. Said John M. Bennett, Sr. died 17 September 1978. The said Willie Mae Bennett died 30 August 1995, leaving a Last Will and Testament as shown of record in Will Book 204, page 583, Probate Court, Davidson County, Tennessee. The Estate of Willie Mae Bennett, deceased, is being administered in the Probate Court, Davidson County, Tennessee, under Rule No. 96P-454. The Grantors, Leslie Wayne Bennett, Sandra Faye (Bennett) Corbitt and John Bennett, Jr., are the devisees under the Last Will and Testament of Willie Mae Bennett, deceased.

0101 03CHECK 54-00

RL.EST.WII.ben-ben.wd



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

RECEIVED OF _____

FOR _____

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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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	16.00
TOTAL	54.00
CHECK	54.00

03/04/97 01 16:17 0001 2697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278917
IDENTIF. # REFERENCE

97 MAR -4 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123089