SEND TAX BILLS TO

Owner

624

015216

NAME AND ADDRESS OF NEW OWNERS

Kenneth D. Warren
9215 Chickasaw Court
Brentwood, TN 37027

STATE OF TENNESSEE )
ss.
RUTHERFORD COUNTY )

Prepared from Information
Furnished By the Parties By:
**SMITH & SELLERS, Attorneys at Law**
Murfreesboro, Tennessee (sm)

BOOK 10454 PG 589

## QUITCLAIM DEED

This instrument made and entered into on this the 9th day of May, 1997, by and between **KRISTI L. WARREN**, party of the first part of Rutherford County, Tennessee, and **KENNETH D. WARREN**, party of the second part of Rutherford County, Tennessee,

W I T N E S S E T H:

That for and in consideration of the sum of $1.00, cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part convey and quitclaim unto the party of the second part, all her right, title and interest in and to the following described real estate, to-wit:

PARCEL 1: Land in Williamson County, Tennessee, being Lot No. 241 on the Plan of Indian Point, Section V, as of record in Book 9, page 4, Register's Office for Williamson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Kenneth D. Warren and wife, Kristi L. Warren, by deed appearing of record in Deed Book 530, page 113, of the Register's Office of Williamson County, Tennessee.

PARCEL 2: Land in 3rd Civil District of Rutherford County, Tennessee, BEING all of Lots Number TWO and THREE of BENCHMARK WEST, a Commercial Planned Unit Development, according to plat and survey of same of said Commercial Planned Unit Development of record in Plat Book 12, page 17, of the Register's Office of Rutherford county, Tennessee, and to which plat and survey reference is hereby made for more complete details of location and description of said Lots No. 2 and 3. Said Lot No. 2 is improved property situated in said Commercial Planned Unit Development and is located at 206 Enon Springs Road, Smyrna, Tennessee 37167. Said Lot No. 3 is improved property situated in said Commercial Planned Unit Development and is located at 208 Enon Springs Road, Smyrna, Tennessee 37167.

Being the same property conveyed to Kenneth D. Warren and wife, Kristi L. Warren, by deed appearing of record in Deed Book 368, page 450, of the Register's Office of Rutherford County, Tennessee.

TOGETHER WITH AND SUBJECT TO the terms, provisions, conditions and easements of the Declaration of Covenants, Conditions and Restrictions of record in Deed Book 340, page 459, of the Register's Office for Rutherford County, Tennessee.

The fee title to any lot described as bounded by any street, lane, walkway, parking area, right-of-way or other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of BENCHMARK WEST, a Commercial Planned Unit Development, as abutting upon any such common property SHALL NOT extend upon such common property, and the fee title to such common property is reserved in BENCHMARK WEST OWNERS' ASSOCIATION, INC., for the common use and enjoyment of all lot owners in BENCHMARK WEST, a Commercial Planned Unit Development. For further reference to BENCHMARK WEST OWNERS' ASSOCIATION, INC., see Articles of Incorporation of record in Trust Deed Book A-428, page 681, amended in Trust Deed Book A-473, page 497; By-Laws of record in Deed Book 347, page 778; and conveyance of the Common Area to the said BENCHMARK WEST OWNER'S

97 MAY 15 AM 8:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0305032
IDENTIFICATION REFERENCE

ASSOCIATION, INC., of record in Deed Book 347, page 787; all of Register's Office for Rutherford County, Tennessee.

PARCEL 3: BEING a parcel of land situated in Nashville, Davidson County, said parcel being the same parcel conveyed to Edward Hill and Houston Hill as recorded in Deed Book 6978, page 357, Register's Office for Davidson, County, Tennessee and being more particularly described by metes and bounds as follows:

BEGINNING at a point situated in the southerly margin of Bell Road, said point being the northwest corner of the property conveyed to James I. Vance Berry, Trustee, as recorded in Deed Book 4322, Page 268, and the northeast corner of the property herein described; THENCE, leaving Bell Road S 2 deg. 05' 01" E, a distance of 294.00 feet to a point; THENCE N 84 deg. 54' 01" W, a distance of 150.00 feet to a point; THENCE N 2 deg. 05' 00" W, a distance of 294.00 feet to a point situated in the southerly margin of Bell Road; THENCE, S 84 deg. 54' 57" E, a distance of 150.00 feet to the point of beginning and containing 1.00 acres of land more or less.

Being the same property conveyed to Kenneth D. Warren and wife, Kristi L. Warren, by deed appearing of record in Deed Book 7059, page 492, of the Register's Office of Davidson County, Tennessee.

PARCEL 4: LAND in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, described as follows:

BOOK 10454 PG 590

BEGINNING at a point in the center of Paragon Mills Road at the southwest corner of the property conveyed to Clifford R. Boice et ux, by deed from H. G. Blunkall, et ux, of record in Book 2197, page 93, Register's office for Davidson County, Tennessee; thence with the western boundary of said Boice property, north 39 deg. 30' west 220 feet to an iron pin in the southern boundary lines of the Harrison property; thence south 51 deg. 30' west 146 feet to an iron pin in the easterly margin of a 20-foot unnamed roadway; thence with the margin of same, south 39 deg. 30' east 220 feet to the center of said road, north 51 deg. 30' east 146 feet to the beginning.

Being the same property conveyed to Kenneth Drew Warren and wife, Kristi Lee Warren by deed appearing of record in Book 6211, page 515, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property together with all of the appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns, forever.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature, this the day and date first above written.

Kristi L Warren
KRISTI L. WARREN

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named KRISTI L. WARREN, 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 foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 9th day of May, 1997.

Notary Public

SANDY S. BENSON NOTARY PUBLIC AT LARGE RUTHERFORD CO.

My commission expires: 3-18-2000

626

Affidavit of Value

I hereby swear or affirm that there was no cash consideration given for this Quitclaim Deed.

Affiant

SWORN to and subscribed before me this 9th day of May, 1997.

Notary Public

My commission expires: 3-18-2000

SANDYS. BENSON NOTARY PUBLIC AT LARGE

Parcel 1: Map 35-E, Group A, Parcel 4
Parcel 2: Map 27-O, Group D, Parcel 3-C SI 2 and 3
Parcel 3: Map 162O, Group 119, Parcel 32581
Parcel 4: Map 133, Group 15, Parcel 123

BOOK 10454 PG 591

RUTHERFORD COUNTY, TENNESSEE
Received for recording the 9 day
of MAY, 1997 at 12:45 PM
Notebook 50 page 219
REC. FEE $ 12.00 REC# 96478-001
STATE TAX $ CATHY ALSUP
REG. FEE $ Deputy Register
RECORDED IN BOOK 596 Page 624
MARK H. MOSHEA, REGISTER OF DEEDS

11GB 05/15 0101 03CHECK 12.00