0349969

BOOK 10613 PG 627 IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

97 SEP 18 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

ADDRESS NEW OWNER:
Mr. Lester Bentley
1107 Crystal Springs Lane
Hermitage, TN 37076

MORTGAGEE:
First American National Bank
First American Center, NA7282
Nashville, TN 37237-7282

SEND TAX BILLS:
New Owner

MAP-PARCEL:
WILSON COUNTY:
Map 119
Parcel 60.08
DAVIDSON COUNTY:
Map 124-0
Parcel 59
Field Book #: 4D23192

MAIL ENV.

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I, **Mark F. George,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lester Bentley, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Wilson County and Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 4th Civil District of Davidson County, Tennessee and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows:
>
> Beginning at a point in the southerly margin of Hobson Pike, said point being 997.53 feet from the westerly line of the Co-op Properties, Inc. Farm as measured along the southerly margin of Hobson Pike north 84° 14 min. East 200 feet to a point; thence South 7° 10 min. East 1107.79 feet to a point; thence South 82° 53 min. West 200 feet to a point; thence North 7° 10 min. West 1112.50 feet to the point of beginning, containing 5.10 acres, more or less.
>
> Being the same property conveyed to Mark F. George, unmarried, by virtue of a deed from Billy M. Clinard, Jr. and wife, Denise Clinard, as of record in Book 8679, page 912, Register's Office for Davidson County, Tennessee, and of record in Deed Book 427, page 618, Register's Office for Wilson County, Tennessee.

This is unimproved property known as 5.10 acres, more or less, Hobson Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, if any, and easements, covenants and conditions as shown of record in said Register's Office for Wilson and Davidson Counties, Tennessee; Transmission line easements of record in Deed Book 143, pages 105,

107, and 153; and in Deed Book 201, page 268, Register's Office for Wilson County, Tennessee; and subject to easements for utilities of record in Deed Book 383, page 788, Register's Office for Wilson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 27th day of August, 1997.

WILSON COUNTY, TENNESSEE
Received for recording the 28 day of AUG, 1997 at 8:00 AM
Notebook 33 page 103
REC. FEE $ 8.00 REC# 18060-001
STATE TAX $24.40 BRENDA WHITE
REG. FEE $ 1.00 Deputy Register
RECORDED IN Deed BK 453 PG 52
MARGIE TRICE, REGISTER OF DEEDS

Mark F George By Jacqueline George Atty in fact.
MARK F. GEORGE BY: JACQUELINE GEORGE, ATTORNEY-IN-FACT
T.D. 693 pg. 235

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, **JACQUELINE GEORGE**, to me known to be the person who executed the foregoing instrument on behalf of **MARK F. GEORGE**, and acknowledged that she executed the same as the free act and deed of the said **MARK F. GEORGE** for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of August, 1997.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $67,000.00

Lester Bentley
AFFIANT

Subscribed and sworn to before me this 27th day of August, 1997.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:03-22-2001

0147 08/18 01:01 CKCHECK 8.00