Box1

BOOK 10631 PG 946

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 N. Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Steve Bennett and wife, Barbara Bennett
4664 Long Branch
Antioch, Tennessee 37013

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Mortgage Portfolio Services, Inc.
4144 North Central Expressway #850
Dallas, Texas 75204

MAP AND PARCEL:
Map 148-8
Parcel 235
FB# 02DU 70616

5592 10/02 0101 03CHECK 290.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($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, **Joyce M. Williams, unmarried (now Harrell),** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Steve Bennett and wife, Barbara 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. 48 on the plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for said County.

Said Lot No. 48 fronts 65.0 feet on the northerly margin of Long Branch and extends back 133.78 feet on the easterly line and 143.68 feet on the westerly line to a dead line in the rear, measuring 65.75 feet thereon.

Being the same property conveyed to Joyce M. Williams, unmarried (now Harrell) by deed from Marion Thurman and wife, Eva M. Thurman, dated November 30, 1979 as of record in Book 5540, page 445, Register's Office for Davidson County, Tennessee. Thomas J. Harrell, Jr, husband of Joyce M. Williams Harrell, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 4664 Long Branch, Antioch, Tennessee 37013.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

This conveyance is further made subject to restrictive covenants of record in Book 5341, page 983, to which instrument(s) reference is here made for the complete terms thereof.

This conveyance is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 5200, page 85, said Register's Office, including a 20 foot minimum building setback line from Long Branch, and a 5 foot easement for public utilities and drainage across the middle portion of said property.

Real property taxes for 1997 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve Bennett and wife, Barbara Bennett, their heirs and assigns, forever; and that I, Joyce M. Williams, unmarried (now Harrell) 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 unless otherwise herein set out; 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0355033
IDENTIF. ▲ REFERENCE
97 OCT -2 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 30th day of September, 1997.

Joyce M. Williams Harrell
Joyce M. Williams (now Harrell)

Thomas J. Harrell, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joyce M. Williams, unmarried (now Harrell) and husband, Thomas J. Harrell, Jr., the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at ~~30th~~ Nashville, Tennessee, this the 30th day of September, 1997.

Dori Holloway
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

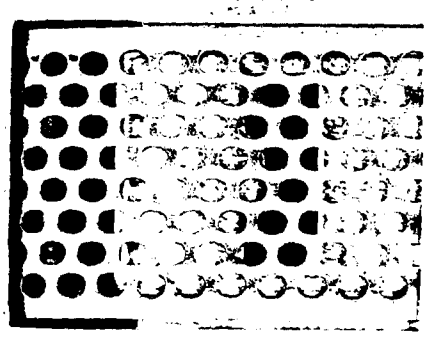
The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

Stac Barnett E-3
AFFIANT

Subscribed and sworn to before me this 30 day of September, 1997.

Dori Holloway
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10631 PG 949

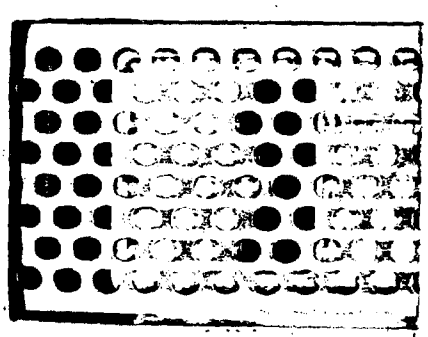
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

10/02/97 01 15:28 0001 5592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355033
IDENTIF. ← REFERENCE

97 OCT -2 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204941