0451197

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39909
Dav. Co. File: Box 8

98 JUN 16 AM 11:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10978 PG 552

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank L. Bennett Janice F. Bennett 3625 Rainbow Place Nashville, TN 37204	AmSouth Bank P.O. Box 59720 Schaumburg, IL 60173-0720

TAX MAP-PARCEL NUMBERS: 118-14-71 OH 7045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan C. Lovell and spouse, Charles B. Watts,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank L. Bennett and spouse, Janice F. Bennett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 42 feet of Lot No. 34 and the southerly 36 1/2 feet of Lot No. 33 on the Plan of Marengo Park, Section "C" as of record in Book 1130, Page 21, said Register's Office.

SAID parts of lots Nos. 33 and 34 front together 78 1/2 feet on the westerly side of Rainbow Road and run back 216 feet, more or less, on the northerly line and 207 feet, more or less, on the southerly line, to a dead line in the rear, measuring 65 feet thereon.

TOGETHER with as an appurtenance hereto that certain easement for joint driveway purposes granted by instrument of record in Book 8652, Page 307, said Register's Office.

BEING the same property conveyed to Susan C. Lovell and husband Charles B. Watts by deed from Lynne L. Bashir, unmarried of record in Book 9923, Page 566, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 21, said Register's Office, which Plan shows a 65 foot minimum building setback line from Rainbow Road and 10 foot easement for public utility purposes along the rear lines of said lot; Taxes for 1998 and subsequent years.

This is improved property, known as: 3625 Rainbow Place, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. BOOK 10978 PG 553

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 1998.

Susan C. Lovell

Susan C. Lovell

Charles B. Watts

Charles B. Watts

State of Tennessee
County of Davidson

On this 11th day of June, 1998, before me the undersigned authority, personally appeared **Susan C. Lovell** and **Charles B. Watts**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Affiant

Sworn and subscribed before me on the 11th day of June, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

1505 06/16 0101 03CHECK 6[illegible]-50

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

PG(S) 10978 PG 554

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	
				175000-00
			CON TX	647-50
			PRFEE	1-00
			MTGEED	8-00
			TOTAL	656-50
			CHECK	656-50
06/16/98	01	10:58	0001	1505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451197 IDENTIF. ↑ REFERENCE

98 JUN 16 AM 11:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307364