BOOK 11516 PG. 251

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of May, 1999.

Notary Public

My Commission Expires: 5-26-2002

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON

99 JUN -7 PM 4:38

05968875

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Bennett
3133 Kennebeck Place
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
151-01-0-A-153

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Daren Rich** hereinafter referred to as Grantor, hereby transfers and conveys to **Mark Bennett, an unmarried man** hereinafter referred to as Grantee, his 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. 153, on the Plan of Chatham Pointe, as of record in Book 6900, page 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Daren Rich and wife, Melissa Lynn Rich, by deed from John Gregory Hensley and wife, Nan P. Hensley, of record in Book 10014, page 845, Register's Office for Davidson County, Tennessee. Said property being further conveyed to James Daren Rich, by Quitclaim Deed from Melissa Lynn Rich, as of record in Book 11037, page 99, said Register's Office.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3133 Kennebeck Place, Antioch, TN 37013.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 my hand this 27th day of May, 1999.

James Daren Rich

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Daren Rich, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 1999.

Notary Public

9-1-2001

My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

0534 06/07 0101 03CHECK 514.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11516 PG. 253

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0596875

REGISTER'S REFERENCE

99 JUN -7 PM 4:39

REGISTER
DAVIDSON COUNTY, TN

CAMT
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 514.20
CHECK 514.20

06/07/99 01 16:42 0001 6534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471021