THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

98 OCT 23 PM 12:15
98116823

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
JUANITA S. EVILCIZER 3570 Brick Church Pk. Nashville, 37207	JUANITA S. EVILCIZER Same	12 DZ 181 71 8 78

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **DORRIS E. BENNETT and JENNETTE BENNETT**, hereinafter referred to as ***Grantors***, have this day bargained and sold, and do hereby transfer and convey unto the said **JUANITA S. EVILCIZER**, hereinafter referred to as ***Grantee***, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 7 on the plan of J.B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 7 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 143-1/2 feet to an alley.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described land conveyed to The Metropolitan Government of Nashville and Davidson County by Agreed Final Order in the Third Circuit Court for Davidson County at Nashville, of record in Book 8657, Page 582, Register's Office for Davidson County, Tennessee:

Being a permanent right of way and temporary construction easement in the First Civil District of Nashville, Davidson County, Tennessee, said right of way and easement being located along the northerly right of way margin of Trinity Lane and being part of the James G. Williams et ux property as of record on Map 71-8, Parcel 78, and in Deed Book 6858, page 886, R.O.D.C., Tennessee, and being more particularly described as follows:

PERMANENT RIGHT OF WAY: BEGINNING at a point on the existing northerly right of way margin of Trinity Lane, said point being the southeasterly corner of the James G. Williams, et ux, property and being held in common with Woodrow W. Crutcher, et ux, property, proceed along the existing northerly right of way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, a back tangent bearing of N 86 deg. 54' 49" W and a length of 50.07 feet, to a point, said point being the southwesterly corner of the James G. Williams, et ux property and being held in common with Charles Evilcizer property; thence along the westerly James G. Williams et ux property boundary held in common with Charles Evilcizer property N 5 deg. 57' 34" E 5.01 feet to a point; thence leaving the westerly James G. Williams et ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S 87 deg. 09' 43" E and a length of 50.07 feet, to a point on the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property; thence along the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property S 5 deg. 57'34" W 5.01 feet to the point of beginning. Total permanent right of way containing 250 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: BEGINNING at a point on the new northerly right of way margin of Trinity Lane, said point being the new southeasterly corner of the James G. Williams et ux property and being held in common with Woodrow W. Crutcher property, proceed

98-99 0101 COMCHECK

along the new northerly right of way margin of Trinity Lane with a curve to the left having a length of 50.07 feet, more or less, to a point, said point being the new southwesterly corner of the James G. Williams et ux property and being held in common with Charles Evilcizer; thence along the westerly James G. Williams et ux property boundary held in common with Charles Evilcizer property N 5 deg. 57' 34" E 15 feet, more or less, to a point; thence S 87 deg. 02' 0" E 50.1 feet, more or less, to a point on the easterly James G. William et ux property boundary held in common with Woodrow W. Crutcher property; thence along the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property S 5 deg. 57' 34" W 15 feet, more or less, to the point of beginning. Total temporary construction easement containing 729 square feet, more or less.

BEING the same property conveyed to Dorris E. Bennett by deed from Robert R. Mobley filed for record in Book 11667, Page 542, in the Register's Office for Davidson County, Tennessee.

JENNETTE BENNETT joins in the execution of this deed for the purpose of conveying any interest she may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JUANITA S. EVILCIZER, her successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said JUANITA S. EVILCIZER, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 19 day of October, 1999.

Dorri E Bennett
DORRIS E. BENNETT

Jennette Bennett
JENNETTE BENNETT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 22,700.00.

Dorri E Bennett

Sworn to and subscribed before me on this the 19 day of October, 1999.

Notary Public
NOTARY PUBLIC

My Commission Expires JAN. 27, 2001

My Comm. Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, DORRIS E. BENNETT and JENNETTE BENNETT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 19th day of October, 1999.

NOTARY PUBLIC

My Commission Expires JAN. 27, 2003

My Comm. Expires:

worddocs\realprop ch dec

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11715 PAGE 528

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

0649823

99 OCT 25 PM 12:15

CAMT 22700.00
CON TX 83.99
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
CFEE 2.00
TOTAL 98.99
CHECK 98.99

10/25/99 01 12:18 0001 3313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531097