WARRANTY DEED

PICK-UP

Instr:200005220050644 Page: 1 OF 3
REC'D FOR REC 05/22/2000 8:03:23AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $333.00

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. RHOTEN	Charles E. Rhoten	MAP 43-1
(NAME)	(NAME)	
1345 PALMER AVENUE	P.O. Box 1368	PARCELS 74, 75,
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	Madison, TN 37115	76 AND 77
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GARY C. BENTON, SOLE HEIR OF GUY C. BENTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. RHOTEN, A MARRIED PERSON

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 part of Lot No. 9 and Lot Nos. 10 and 11, Resubdivision of the Dixie Pure Food Company's Subdivision, as recorded in Book 421, page 30, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Odo E. Rhodes, Surveyor, of September 24, 1962, as follows:

Beginning on a backberry the northeast corner in the west margin line of Palmer Avenue; thence South 84 degrees West with Frank A. Benton 167 feet to a stake at fence; thence South 2 1/2 degrees West with fence 299 feet to a post; thence South 88 1/2 degrees East with fence and north margin of Lawrence Avenue, 161.5 feet to a stake; thence North 3 degrees East with the west margin of Palmer Avenue 317 feet to the beginning.

Being the same property conveyed to Guy C. Benton and wife, Bonnie C. Benton by deed from Frank A. Benton and wife, Mary F. Benton, of record in Book 3459, page 587, Register's Office for Davidson County, Tennessee. The said Guy C. Benton and wife, Bonnie C. Benton have both since deceased and title being vested in their sole surviving heir at law, Gary C. Benton.

ALSO

Land in Davidson County, Tennessee, being the easterly part of Lots No. 6, 7, 8, 9, 10 and 11 on the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision, as of record in Book 421, page 30, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Palmer Avenue and Lawrence Avenue, being

CONTINUED

unimproved ( )
This is improved (X) property, known as 1345 PALMER AVENUE, MADISON, TENNESSEE 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of March 2000

GARY C. BENTON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

the southeast corner of said Lot No. 11; thence with the westerly margin of Palmer Avenue, northerly 782 feet, more or less, to the southerly margin of Woods Avenue; thecne with the southerly margin of said Avenue, westerly 114.5 feet to the easterly margin of a road, being the nrothwest corner of said Lot No. 6; thence with the easterly margin of said road, South 47 3/4 degrees West 349 feet to a point 91 feet from the southwest corner of said Lot No. 6; thence South 1 1/2 degrees West 702 feet to the northerly margin of Lawrence Avenue; thence with the northerly margin of said Avenue, South 89 1/2 degrees East 161.5 feet to the beginning.

Being the same property conveyed to Frank A. Benton and wife, Mary P. Benton by deed from Dick A. Hunt and wife, Alicia S. Hunt of record in Book 1580, page 501, Register's Office for Davidson County, Tennessee. The said Frank A. Benton and wife, Mary P. Benton having since deceased and their sole surviving heir at law, Guy C. Benton, having since died and title being vested in his sole surviving heir at law, Gary C. Benton.

LESS AND EXCEPT THE FOLLOWING:

Land in Davidson County, Tennessee, being parts of Lots No. 6, 7 and 8 on the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision, as of record in Book 421, page 30, Register's Office for Davidson County, Tennessee, described according to a survey made by Wayne Cooper, dated April 21, 1967, as follows:

Beginning at a point at the southwest corner of Palmer Avenue and Pierce Avenue, formerly Woods Street; thecne with the southerly margin of Pierce Avenue, north 71 degrees West 114.5 feet to a point; thence continuing with said Avenue, South 47 degrees 39' West 149 feet (by survey 153.8 feet) to an iron pin; thence leaving said Avenue, South 1 degrees 30' West 306 feet to a pin; thence South 88 degrees 30' East 161.5 feet to a pin in the westerly margin of Palmer Avenue; thecne with the margin of the same, North 1 degrees 30' East 306 feet to a pin; thence South 88 degrees 30' East 161.5 feet to a pin in the westerly margin of Palmer Avenue; thence with the margin of the same, North 1 degrees 30' East 146 feet to a pin; continuing with said Avenue, North 19 degrees East 242.7 feet to the beginning, containing 1.71 acres, more or less.

Being the same property conveyed to William E. Benton and wife, Mary P. Benton by deed from Frank A. Benton and wife, Mary P. Benton of record in Book 4129, page 323, Register's Office for Davidson County, Tennessee.

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 GARY C. BENTON, SOLE HEIR OF GUY C. BENTON

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 29th day of March, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Commission expires 2/7/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public