Box-50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 251,600.00

x James M Stubblefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ransom Park, Inc. (NAME)	Union Planters Bank (NAME)	MAP 135
34 Lots Ransom Place (ADDRESS)	401 Union (ADDRESS)	PARCEL 273
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Frances Ransom and Karen R. Bennett and David G. Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ransom Park, Inc.

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:

SEE ATTACHED FOR LEGAL DESCRIPTION.

Davidson County DEEDWARR
Recvd: 01/29/01 13:47 3pgs
Fees:15.00 Taxes:930.92
20010129-0008616

unimproved (X)
This is improved ( ) property, known as 34 Lots Ransom Place, Nashville, Tennessee 37217
(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 our hand s this 24th day of January, 2001

Frances Ransom by Karen R Bennett atty in fact
Frances Ransom

David G. Bennett

Karen R Bennett
Karen R. Bennett

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 KAREN R. BENNETT AND DAVID G. BENNETT

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 2001.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Karen R. Bennett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Frances Ransom, as her Attorney in Fact, as the free act and deed of the within named Frances Ransom

Witness my hand and official seal at Nashville, TN this 24th day of January, 2001.

NOTARY PUBLIC

My Commission Expires: July 24, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Land Description
Section One, Ransom Park
12/14/00

Land in the 1st Civil District of Davidson County, Tennessee being Section One of Ransom Park subdivision and more particularly described as follows:

Beginning at a Point in the northerly line of Ransom Place Subdivision as recorded in Bk. 6900, Pg 922 R.O.D.C., Tn., said point being N 66°44'16"E 142.14 feet from the easterly margin of Mock Orange Circle;

Thence, along the lines of said Ransom Place, South 66°44'16" West a distance of 516.64 feet;
Thence, along the westerly lines of the herein described tract North 48°18'59" West a distance of 211.82 feet;
Thence, North 43°30'25" West a distance of 46.18 feet;
Thence, North 48°55'24" West a distance of 103.66 feet;
Thence, North 33°53'11" East a distance of 52.09 feet;
Thence, North 30°45'43" West a distance of 29.89 feet;
Thence, South 89°53'15" West a distance of 52.65 feet;
Thence, North 05°22'22" West a distance of 155.00 feet;
Thence,, along a curve to the right an arc distance of 10.16 feet, said curve having a radius of 442.12 feet, a chord direction of North 85°17'07" East and a chord length of 10.16 feet;
Thence, North 04°03'24" West a distance of 105.49 feet;
Thence, South 85°54'31" East a distance of 6.02 feet;
Thence, North 02°43'37" West a distance of 173.59 feet;
Thence, along the southerly line of British Woods as recorded in Bk. 5800, Pg. 104 R.O.D.C., Tn., South 89°43'49" East a distance of 413.06 feet;
Thence, along the easterly line of the herein described tract South 35°23'08" East a distance of 660.74 feet to the Point of Beginning;
containing 8.89 acres or 387,359 square feet more or less.

Being a portion of the same property conveyed to Karen R. Bennett and Frances Ransom by Executrix's Quitclaim Deed of record in Book 11579, page 352 Register's Office for Davidson County, Tennessee in accordance with the provisions of the Will of James W. Ransom and by Quitclaim Deed from James W. Ransom of record in Book 10673, page 22 and also Quitclaim Deeds appearing of record in Book 11354. page 420 and Book 11434, page 501 said Register's Office. And to David G. Bennett and Karen R. Bennett as to a certain percentage interest by Quitclaim Deed of record as Instrument number 200003310032439 said Register's Office.

Said conveyance is made subject to a certain Declaration of Use Restrictions for the Residential Portions of Ransom Park of record as Instrument Number 200007250073496.

Easements of record in Book 1237 page 111; Book 2649, page 593; and 2905, page 509.