WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/01 09:03 2pgs
Fees:11.00 Taxes:421.80

20010404-0032517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: September 28, 2001.

(AFFIX SEAL)

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R Jones	James R Jones	30-209
(NAME) 3678 Bear Hollow Raod	(NAME) 3678 Bear Hollow Road Rd.	
(ADDRESS) Whites Creek, Tennessee 37188	(ADDRESS) Whites Creek, TN 37187	
(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, Sandra M. Benza, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. JONES AND WIFE TERRI L. JONES, 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:

Being Lot No. 1 on the Plat of subdivision of a portion of the BUD Stedman, etal, as of record in Plat Book 6620, Page 470, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Benza, Jr by deed from Mark David Bransletter and wife, Jacqueline Knight Bransletter of record in Deed Book 10106, page 46, Register's Office for said County. John Benza having since died and Sandra M. Benza having been named sole heir., probate court of Davidson County, Tennessee No 01P-187

unimproved ☐

This is improved ☒ property, known as 3678 Bear Hollow Road Rd., Whites Creek, TN 37187

(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/our hand(s) this 22nd day of March, 2001.

Sandra Benza

Sandra Benza, By: Susan A. Brown
Attorney in FACT

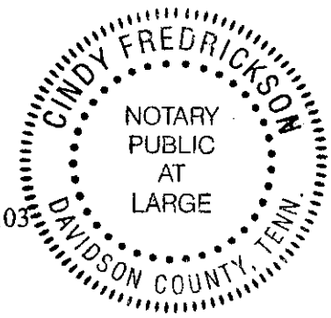
STATE OF Tennessee
COUNTY OF Davidson

On this the 2/23/2001, before me personally appeared Susan Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sandra Benza, and who acknowledged that Susan Brown executed the same as the free act and deed of the said Susan Brown by virtue of that Power of Attorney, duly executed by the said Sandra Benza and appearing of record as an instrument being recorded simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, this 22nd, of March, 2001

My Commission Expires: 9/28/02

Cindy Fredrickson
Notary Public



My Commission Expires SEPT 28, 2002

File Number: 12012065
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027