Davidson County DEEDWARR
Recvd: 10/29/01 11:33 3pgs
Fees:18.00 Taxes:930.92
20011029-0117619

This instrument prepared by:
CBC Title & Escrow, LLC
101 Public Square
Gallatin, TN 37066

ADDRESS NEW OWNER:
Ransom Park Partners
1321 Murfreesboro Rd.
Suite 520
Nashville, TN 37217
Map 135, P/O Parcel 273

SEND TAX BILLS:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **FRANCES RANSOM, DAVID G. BENNETT AND KAREN R. BENNETT** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **RANSOM PARK PARTNERS, a Tennessee General Partnership composed of James M. Fischer, Jr., General Construction Company, Inc., and Marion Thurman,** the following described property to wit:

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

Beginning at a point in the northerly margin of Olive Circle, said point being 10.36 feet west of the southwest corner of Lot 71 on the unrecorded plat of Ransom Park Section One;

Thence, along the westerly lines of said Ransom Park Section One;
South 05 deg. 22' 23" East a distance of 155.00 feet;
Thence, North 99 deg. 53' 15" East a distance of 52.65 feet;
Thence, South 30 deg. 45' 43" East a distance of 29.89 feet;
Thence, South 33 deg. 53' 11" West a distance of 52.08 feet'
Thence, South 48 deg. 55' 24" East a distance of 103.66 feet;

Thence, along a curve to the right an arc distance of 3.87 feet,
Said curve having a radius of 365.51 feet a chord direction of South 41 deg. 22' 48" West and a chord length of 3.87 feet;

Thence, South 48 deg. 15' 59" East a distance of 230.22 feet;
Thence, South 23 deg. 15' 44" East a distance of 25.00 feet;

Thence, along the northerly line of Phase One, Ransom Place as recorded in Book 6900, page 922, R.O.D.C., TN., South 66 deg. 44' 16" West a distance of 241.26 feet;

Thence, along the northerly lines of Section One, Phase Two, Ransom Place as recorded in Book 7500, page 463, R.O.D.C., Tn., North 85 deg. 02' 60" West a distance of 222.74 feet;
Thence, North 88 deg. 13' 35" West a distance of 381.32 feet;

Thence, along the westerly lines of this tract, North 91 deg. 46' 25" East a distance

of 232.82 feet;
Thence, North 60 deg. 09' 47" East a distance of 18.33 feet;
Thence, North 29 deg. 28' 04" East a distance of 158.51 feet;
Thence, South 60 deg. 30' 66" East a distance of 6.87 feet;
Thence, North 29 deg. 25' 04" East a distance of 106.74 feet;
Thence, North 04 deg. 28' 32" West a distance of 56.22 feet;
Thence, North 13 deg. 58' 57" East a distance of 245.32 feet;

Thence, along the southerly lines of J.D. Hare Etux as recorded in Book 2882, page 264, R.O.D.C., Tn., South 73 deg. 38' 13" East a distance of 66.04 feet;

Thence, along the southerly line of Lakewood Assembly of God Etal as recorded in Book 5314, page 406, R.O.D.C., Tn., South 73 deg. 43' 14" East a distance of 254.36 feet;

Thence, along the westerly lines of the aforementioned Section One, Ransom Park, South 20 deg. 40' 39" West a distance of 15.04 feet;
Thence, South 04 deg. 03' 24" East a distance of 105.45 feet;

Thence, along a curve to the left an arc distance of 10.16 , said curve having a radius of 442.17 feet, a chord direction of South 85 deg. 17' 07" West and a chord length of 10.16 feet to the point of beginning, containing 8.61 acres or 374.968 square feet.

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 No. 200003310032439 and Instrument No. 20010813-0086750, said Register's Office.

Said conveyance is made subject to Storm Water Detention Agreement of record in Instrument No. 20010206-00111474, R.O.D.C., Tn.; Subject to Easements to City of Nashville as set forth in Book 2649, page 593, R.O.D.C., Tn.; Subject to Easements to State of Tennessee of record in Book 2905, page 509; Subject to Easement to American Telephone & Telegraph Company of Tennessee of record in Book 1237, page 111, R.O.D.C., Tn., Subject to Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200007250073496, and in any allied instruments referred to in said restrictions; and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations. Taxes for the year 2001 and any prior years, including any Rollback Taxes, are to be paid by the herein named Grantors.

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, its successors and/or assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on

this the 19 day of October, 2001.

Frances Ransom
FRANCES RANSOM

By: Karen R. Bennett as Attorney-In-Fact as evidenced by Power of Attorney of record in Book 11750, page 789, R.O.D.C. TN.

Karen R. Bennett
KAREN R. BENNETT

David G. Bennett by Karen R. Bennett attorney in fact
DAVID G. BENNETT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DAVID G. BENNETT and KAREN R. BENNETT,** named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 19th day of October, 2001.

Sue Tea
NOTARY PUBLIC

(SEAL)
My Commission Expires:
11/14/2001

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public for said County and State, **KAREN R. BENNETT, as Attorney–In-Fact for FRANCES RANSOM,** named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained as Attorney-In-Fact for **FRANCES RANSOM.**

Witness my hand and seal at office on this the 19th day of October, 2001.

Sue Tea
NOTARY PUBLIC

(SEAL)
My Commission Expires:
11/14/2001

STATE OF TENNESSEE
COUNTY OF SMITH

The actual consideration or value, whichever is greater, for this transfer is $251,600.00.

Julie Davenport
AFFIANT

Subscribed and sworn to before me this the 19th day of October, 2001.

Sue Tea
NOTARY PUBLIC

(SEAL)
My Commission Expires:
11/14/2001

d:\realestate\wd\Ransom Park Partners.wd