(1)

Box 36

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
Evagelos Darsinos etal 6012 Deer Trace Nashville, TN 37211	**New Owners**	**Map 135** **Part of Parcel 69 & 273**

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

10910

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Frances C. Ransom, Karen R. Bennett and David G. Bennett (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Evagelos Darsinos and George Darsinos, (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat, Section One, Ransom Park Commercial, of record as Instrument No. 20011115-0125503 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Said Lot No. 1 consisting of a portion of the property conveyed to James W. Ransom and wife, Frances C. Ransom, by Deed of record in Book 1338, page 602, in the Register's Office for Davidson County, Tennessee (the said James W. Ransom having died on November 5, 1997), and conveyed to Frances C. Ransom by Quitclaim Deed of record in Book 11579, page 374, in said Register's Office; and the same property conveyed to Karen R. Bennett and Frances Ransom by Executrix's Quitclaim Deed of record in Book 11579, page 352, in said Register's Office, 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 of record in Book 11354, page 420, and Book 11434, page 501, in said Register's Office; and to David G. Bennett and Karen R. Bennett, as to a certain percentage interest, by Quitclaim Deeds of record as Instrument No. 200003310032439 and 20010813-0086750, in said Register's Office.

This instrument is being executed in behalf of Frances C. Ransom by Karen R. Bennett pursuant to a Power of Attorney recorded in Book 11750, page 789, said Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/21/01 14:39 3pgs
Fees:18.00 Taxes:2785.05

20011121-0128129

This instrument is being executed in behalf of Frances C. Ransom by Karen R. Bennett pursuant to a Power of Attorney recorded in Book 11750, page 789, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Instrument No.20011115-0125503, said Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreements of record in Book 1237, page 111, Book 2649, page 594, and Book 2950, page 509, in said Register's Office.
4. Easements of record in Book 1237, page 111, Book 2649, page 594, and Book 2905, page 509, in said Register's Office.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $752,716.80.
[
[
[Subscribed and sworn to before me this
[20th day of November, 2001.
[
[
[My Commission Expires

Affiant

Notary Public

NOTARY PUBLIC AT LARGE
Douglas A. Bruce
My Commission Expires September 24, 2005
STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of November, 2001.

Frances C Ransom by Karen R Bennett, Attorney-in-Fact
Frances C. Ransom
by: Karen R. Bennett, Attorney in Fact

Karen R Bennett
Karen R. Bennett

David G. 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 bargainors, 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 20th day of November, 2001.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:_____

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**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument on behalf of Frances C. Ransom and who acknowledged that she executed the same as the free act and deed of said Frances C. Ransom.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of November, 2001.

NOTARY PUBLIC

My Commission Expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE