Davidson County DEEDWARR
Recvd: 02/11/02 09:18 2pgs
Fees:13.00 Taxes:425.50
20020211-0017757

FILE NUMBER
224365(3)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Timothy Bennett and wife Kimberly Bennett 1108 Sunnymeade Drive Nashville, TN 37216	Community South Bank 1909 Shady Brook Street Columbia, Tennessee 38401

GENERAL WARRANTY DEED

This indenture is made and entered into this 31st day of January, 2002 between Kendall Lynch, Executor of the Estate of Maude P. Lynch (hereinafter referred to as "GRANTOR") and Timothy Bennett and wife Kimberly Bennett (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

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

Lot 6 of the Sunnymeade Subdivision as shown by a map of record in Book 974 at pages 56 and 57 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to S. Matthew Lynch and wife Maude P. Lynch by instrument of record in Book 2043 at page 323 in the Davidson County, Tennessee Register of Deeds office. The said S. Matthew Lynch predeceased Maude P. Lynch leaving her as the surviving tenant by the entirety. The said Maude P. Lynch died May 27TH, 2001 and by her Last Will & Testament did appoint Kendall Lynch as Executor directing him to sell the real property.

Tax Parcel # 06115016700

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Kendall Lynch, Executor of the
Estate of Maude P. Lynch

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Regina E. Johnson, a Notary Public in and for the aforesaid state and county, personally appeared Kendall Lynch, Executor of the Estate of Maude P. Lynch, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 31st day of January, 2002.

NOTARY PUBLIC
Commission Expires: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $115,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 31ST DAY OF January, 2002.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004