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BOX 36

Davidson County DEEDWARR
Recvd: 02/12/02 15:53 2pgs
Fees:13.00 Taxes:2035.00
20020212-0018766

THIS INSTRUMENT PREPARED BY:

David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Name and Address of New Owner: **Reid Carleton Thompson** **Lorraine B. Ware**	
Send Tax Bills to: **SUNTRUST MORTGAGE, INC.** **P.O. BOX 57028** **IRVINE, CA 92619-7028**	
Property Address: **3806 Richland Avenue** Nashville, TN 37205	**Map and Parcel Numbers:** **104-09-037**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES EDWARD BENNEYWORTH AND WIFE, MARISA T. BENNEYWORTH, "GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto **REID CARLETON THOMPSON AND LORRAINE B. WARE, HUSBAND AND WIFE, "GRANTEES",** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block 10 on the Plan of Richland Realty Company, Division "A", as of record in Book 161, page 151, being Lot No. 19 and the easterly half of Lot No. 195, as shown on a survey of said Block 10, made by W.E. Southgate, Surveyor, April 12, 1906, described as follows:

> Beginning on the northerly margin of Richland Avenue at point 100 feet west of the westerly margin of Christopher Street, being the corner of Lots No. 191 and 193; thence with said Avenue westerly 75 feet; thence northwardly 192 1/2 feet to the southerly margin of an alley; thence with said alley, eastwardly 75 feet to the corner of said Lots Nos. 191 and 193; thence with the line between said two lots, southwardly 192 1/2 feet to the beginning.
>
> Being the same property conveyed to Charles E. Benneyworth, by Warranty Deed from Elizabeth C. Weitemeyer, a widow, of record in Book 7492, page 233, Register's Office for Davidson County, Tennessee. And by further conveyance from June Morgan Benneyworth, a Final Decree of Divorce, quitclaiming all her rights, title and interest in subject property to Charles Edward Benneyworth, by Quitclaim Deed of record in Instrument No. 20000424040362, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> **1.** Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

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2. All matters shown on the Plan of record in Plat Book 8, page 34, Register's Office for Wilson County, Tennessee.

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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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 hands this 8th day of February, 2002.

Charles E. Benneyworth
Charles Edward Benneyworth

Marisa T. Benneyworth
Marisa T. Benneyworth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Edward Benneyworth and wife, Marisa T. Benneyworth, 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 seal at Nashville, Tennessee, this 8th day of February, 2002..

NOTARY PUBLIC
ATTORNEY
David B. Herbert
My Commission Expires
January 20, 2005
STATE OF TENNESSEE

My commission expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

The actual consideration or value whichever is greater, for this transfer is $550,000.00.

Ann S Hutton
Affiant

Subscribed and sworn to before me, this the 8th day of February, 2002.

NOTARY PUBLIC