WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

My Commission Expires APRIL 28, 2004

Davidson County DEEDWARR
Recvd: 05/29/02 14:19 2pgs
Fees:13.00 Taxes:222.00

20020529-0065128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Karen Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Bennett	same	MAP 60-12 PAR 135
(NAME)	(NAME)	
1016 Alhambra Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, GILBERDEEN COWLEY WINFREY and EVERETTE M. COWLEY, BENEFICIARIES OF THE ESTATE OF MARY ALINE COWLEY, DECEASED, and MALIA ANN HARDAWAY TOLBERT, BY AND THROUGH JAMES RICHARD HARDAWAY, ATTORNEY IN FACT, and JAMES RICHARD HARDAWAY and RUSSELL GILBERT HARDAWAY, BY AND THROUGH JAMES RICHARD HARDAWAY, ATTORNEY IN FACT, HEIRS AT LAW OF JAMES HARDAWAY, DECEASED, BENEFICIARY OF THE ESTATE OF MARY ALINE COWLEY, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JON BENNETT AND WIFE, KAREN BENNETT, 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:

Situated in Davidson County, Tennessee, being described as follows: Being Lot Nos. 74 to 77 both inclusive, on the Map of Capitol View Subdivision, of record in book 974, pages 52 and 53, Register's Office for said County.
Said Lot Nos. 74, 75, and 76 adjoin and front together 240 feet on the westerly side of Alhambra Circle and run back between lines 207.2 feet on the south line of Lot No. 74 and 224.8 feet on the north line of Lot No. 76, to a dead line on which they measure 201.9 feet.
Said Lot No. 77 is described as beginning at a point in the southerly margin of Alhambra Circle at the common corner of Lot Nos. 77 and 78; thence in an easterly direction, along the southerly margin of Alhambra Circle, 102 feet to a stake, the beginning of a curve; thence around said curve in a southeasterly direction 168.4 feet to the common corner of Lots Nos. 77 and 76; thence in a southwesterly direction and with the dividing line between Lot Nos. 76 and 77, 224.8 feet to a point in the easterly line of Lot No. 78; thence in a northerly direction and with the easterly line of Lot No. 78, 100 feet to the point of beginning.

INCLUDED in the above described property but expressly EXCLUDED therefrom is that portion having been conveyed to C. L. Parker in Book 11970, page 437, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
Land in Davidson County, Tennessee, being Lot No. 74 and the southerly 20 feet of Lot No. 75 on the Plan of Capital View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.
Said Lot and part of lot adjoin and front together 100 feet on the westerly side of Alahambra Circle and runs back between lines 207.2 feet on the southerly line of Lot 74 and 221 feet, more or less, on the northerly line of said part of Lot 75, to the westerly line of Lot 78, measuring 87.3 feet thereon.

Being the same property conveyed to Gilbert Jordan Cowley and wife, Mary Aline Cowley by deed of record in Book 1581, page 557, Register's Office for Davidson County, Tennessee, the said Gilbert Jordan Cowley having predeceased Mary Aline Cowley on February 1, 1951, and the said Mary Aline Cowley having since died on February 4, 1997, testate, and pursuant to the Last Will and Testatment of Mary Aline Cowley, Docket No. 99P1101, Probate Court for Davidson County, Tennessee, the beneficiaries are Gilberdeen Cowley Winfrey, Everette M. Cowley and James Hardaway. The said James Hardaway having died June 15, 1997, intestate, leaving as his sole heirs at law his three children, Malia Ann Hardaway Tolbert James Richard Hardaway and Russell Gilbert Hardaway.

This is not the principal residence of the Grantors.

JAMES RICHARD HARDAWAY executes this instrument as Attorney in Fact for MALIA ANN HARDAWAY TOLBERT AND RUSSELL GILBERT HARDAWAY pursuant to power of attorney's recorded simultaneously herewith. BY INSTRUMENT #: 20020529-0065126 20020529-0065127
This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 2826 Alhambra Circle, Nashville, TN 37207
(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 our hands this 24th day of May, 2002.

MALIA ANN HARDAWAY TOLBERT

GILBERDEEN COWLEY WINFREY

BY: JAMES RICHARD HARDAWAY, ATTORNEY IN FACT
JAMES RICHARD HARDAWAY

EVERETTE M. COWLEY

RUSSELL GILBERT HARDAWAY
BY: JAMES RICHARD HARDAWAY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, GILBERDEEN COWLEY WINFREY and EVERETTE M. COWLEY , JAMES RICHARD HARDAWAY, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 24th day of May, 2002.

Commission expires:

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, JAMES RICHARD HARDAWAY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for MALIA ANN HARDAWAY TOLBERT AND RUSSELL GILBERT TOLBERT, and is authorized by the same to execute this instrument on their behalf.

Witness my hand and official seal this 24th day of May, 2002.

My commission expires: _____

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.