Realty Title 06
48A

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020162

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John F. Kelly and wife, Mildred R. Kelly (erroneously referred to as Mildred D. Kelly in previous Deed of record),** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Julius Ray Bennett** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of June, 2002.

John F. Kelly by Andrew N. Brown P.O.A FOR JOHN F. KELLY
John F. Kelly

Mildred R. Kelly by Andrew N. Brown P.O.A FOR MILDRED R. KELLY
Mildred R. Kelly

Davidson County DEEDWARR
Recvd: 06/19/02 15:37 3pgs
Fees:18.00 Taxes:369.63
20020619-0074303

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Andrew N. Brown, Specific Power of Attorney for John F. Kelly and wife, Mildred R. Kelly** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 7th day of June, 2002

Holly Leigh Grant
Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $99,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Julius Ray Bennett
Affiant

Subscribed and sworn to before me this 7th day of June, 2002.

Carol R Rivers
Notary Public

My commission expires: [redacted] 11/30/04

CAROL R RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.
MY COMMISSION EXPIRES NOVEMBER 30, 2004

MAP AND PARCEL NUMBERS: 75-06-33.00

Address of New Owner:
4253 Sweden Drive
Hermitage, TN 37076

Sent tax bills to:

Union Planters Mortgage
P.O. Box 2282
Memphis, TN 38101

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 274 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof

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Being the same property conveyed to John F. Kelly and wife, Midlred D. Kelly from Bettie P. Spain by Deed of record in Book 4509, Page 68, dated June 8, 1971 and recorded June 8, 1971, said Register's Office. Mildred D. Kelly and Mildred R. Kelly are one and the same person.

This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25 and Book 3952, Page 88 and all matter of record on plat in Plat Book 3700, Page 23, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).