(1)

Davidson County DEEDWARR
Recvd: 10/15/02 09:05 2pgs
Fees:13.00 Taxes:109.52
20021015-0126381

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Ransom Park Partners 1321 Murfreesboro Road Nashville, Tennessee 37217	Owner	p/o 135-273

COUNTY OF Rutherford
STATE OF TENNESSEE

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $29,600.00.

Marion Thurman
Affiant

Subscribed and sworn to before me this 23rd day of September, 2002.

Notary Public

My Commission Expires: 9/14.2005

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FRANCES RANSOM, DAVID G. BENNETT AND KAREN R. BENNETT,** ("Grantors") by these presents do hereby transfer, sell and convey to **Ransom Park Partners,** a Tennessee general partnership, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in the 1st Civil District of Davidson County, Tennessee and a portion of Section Three, Ransom Park, being more particularly described as follows:

Beginning at a point in the southerly margin of the proposed Evergreen Ridge Point; Thence, crossing said Evergreen Ridge Point and along the lines of Lot 60, North 34 degrees 53 minutes 40 seconds East a distance of 142.94 feet; Thence, South 74 degrees 41 minutes 30 seconds East a distance of 58.86 feet; Thence, along the lines of Lot 60, North 85 degrees 31 minutes 20 seconds East a distance of 47.94 feet; Thence South 04 degrees 28 minutes 32 seconds East a distance of 36.22 feet; Thence, South 29 degrees 29 minutes 04 seconds West a distance of 106.74 feet; Thence, North 60 degrees 30 minutes 56 seconds West a distance of 4.87 feet; Thence, crossing the aforementioned Evergreen Ridge Point and along the line of Lot 58, South 29 degrees 29 minutes 04 seconds West a distance of 158.51 feet; Thence, South 60 degrees 09 minutes 47 seconds West a distance of 18.33 feet; Thence North 45 degrees 04 minutes 42 seconds West a distance of 54.62 feet; Thence, along the lines of Lot 59, North 42 degrees 02 minutes 13 seconds West a distance of 73.03 feet; Thence North 34 degrees 41 minutes 35 seconds East a distance of 90.00 feet; Thence along the southerly margin of Evergreen Ridge Point with a curve to the right an arc distance of 2.59 feet, said curve having a radius of 736.54 feet a chord direction of North 55 degrees 12 minutes 22 seconds West and a chord length of 2.59 feet to the point of beginning and containing 0.77 acres or 33,547 square feet.

Being part of the same property conveyed to Karen R. Bennett and Frances Ransom by Executrix's Quitclaim Deed of record in Book 11579, page 352, Register's Office for Davidson County, Tennessee 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 appearing of record in Book 11354, page 420 and Book 11434, page 501, said Register's Office, and to David G. Bennett and Karen R. Bennett as to a certain percentage interest by Quitclaim Deed of record as Instrument No 20000331-0032439 and Instrument No. 20010813-0086750, said Register's Office.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plan of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Warranty and the conveyance hereinabove set forth is executed by Grantors and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances")

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, RANSOM PARK PARTNERS, its successors and assigns forever.

AND the Grantors do hereby covenant with RANSOM PARK PARTNERS that they are lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said RANSOM PARK PARTNERS, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 23rd day of September, 2002.

GRANTORS:

Frances Ransom by attorney in fact Karen R Bennett
FRANCES RANSOM by attorney in fact Karen R. Bennett

Karen R Bennett
KAREN R. BENNETT

David G Bennett
DAVID G. BENNETT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Albert Parsley, a Notary Public in and for said county and state, the within named **Karen R. Bennett and David G. Bennett**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein.

WITNESS my hand and seal at office on this 23rd day of September, 2002.

My Commission Expires:
11-21-05

Albert Parsley
Notary Public



STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Albert Parsley, a Notary Public in and for said county and state, the within named **Karen R. Bennett, as Attorney in fact for Frances Ransom**, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein as Attorney-In-Fact for Frances Ransom.

WITNESS my hand and seal at office on this 23rd day of September, 2002.

My Commission Expires:
11-21-05

Albert Parsley
Notary Public

