This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/20/02 09:37 2pgs
Fees:13.00 Taxes:307.10

20021120-0143887

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
George St. Onge
4612 Illinois Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New owner

Map & Parcel 91-11-86.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Mary E. Bennett** hereinafter called the **Grantors**, do hereby convey unto **George St. Onge, a single man**, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being lot No. 523 and the westerly 11 ft. of lot N. 521 of block 87, Plan No. 1, West Nashville, as of record in Book 57, page 78 and 75, Register's Office for said County.

Said Lot No. 523, and part of Lot No. 521 front together 46 feet on the northerly side of Illinois Avenue and run back between parallel lines, with the easterly margin of 47th Avenue North, formerly 6th Street 150 feet to an alley.

Being the same property James Bennett and wife, Mary E. Bennett on August 8, 1969, of record in Book 4359, page 65, said Register's Office; the said James Bennett having since died.

This is improved property known as 4612 Illinois Avenue , Nashville, TN. ~~37205~~ 37209.685

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 4th day of November 2002.

Mary E Bennett
Mary E. Bennett

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Mary E. Bennett, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 4th day of November, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

Sworn and subscribed before me on November 4, 2002.

Notary Public

My Commission Expires: 2-20-05