Realty Title 48-A
03

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RONALD L. HEACOCK (NAME) | THE COMMUNITY BANK (NAME) | 103-3-50 |
| 205 53RD AVENUE (ADDRESS) | 4205 HILLSBORO ROAD (ADDRESS) | |
| NASHVILLE, TN 37209 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37215 (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, CHARLES BRADFORD BENNETT AND WIFE, DAPHNE BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD L. HEACOCK AND WIFE, KAREN M. WALASEK

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:

Land in Davidson County, Tennessee, being Lot No 6 in the Plan of record in Book 1130, page 51, Register's Office for said County, and being part of Lot Nos. 1 to 4 on the Plan of Subdivision of Lots No. 21 and 22 in the Realty Savings Plan of the west extension of the Charlotte Park Company's First Addition of record in Book 421, page 87, said Register's Office.

Being the same property conveyed to Charles Bradford Bennett by Warranty Deed from James T. Eubanks of record in Instrument No. 2001204-0118942, Davidson County, Tennessee.

Daphne K. Bennett, wife of Charles Bradford Bennett, executes this Warranty Deed to convey any interest she may have by reason of her marital status in the subject property.

Davidson County DEEDWARR
Recvd: 02/14/03 15:01 2pgs
Fees:13.00 Taxes:451.40
20030214-0020560

unimproved ( )
This is improved ( X ) property, known as 205 53RD AVENUE, NASHVILLE, TN 37209
(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 hand s this 12th day of February, 2003

CHARLES BRADFORD BENNETT
By: Charles Bradford Bennett by Christie Wilson, atty-in-fact
CHRISTIE WILSON, ATTORNEY-IN-FACT

DAPHNE BENNETT
By: Daphne Bennett by Christie Wilson, atty-in-fact
CHRISTIE WILSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christy Wilson, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Daphne Bennett as her Attorney-In-Fact, and on behalf of Charles Bradford Bennett as his Attorney-In-Fact, as the free act and deed of the within named Charles Bradford Bennett and Daphne Bennett.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2002.

My Commission Expires: 5/29/05

I. Dyke Tatum, Notary Public