Davidson County DEEDWARR
Recvd: 06/19/03 13:12 2pgs
Fees:13.00 Taxes:323.75

20030619-0084897

WARRANTY DEED

FROM: MONICA E. EDWARDS, Conservator of the person and estate of ANITA DECK, WARD
TO: BENSON'S, INC.

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
Benson's, Inc. 3803 Central Pike Hermitage, TN 37076	SAME	Map 86 Parcel 71

MAIL TO:

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $87,500.00.

Richard A. Benson President
AFFIANT

SWORN TO and subscribed before me, this 5 day of June, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

01-29-05

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MONICA D. EDWARDS, CONSERVATOR OF THE PERSON AND ESTATE OF ANITA DECK, WARD, hereinafter called the "Grantor", has this day bargained and sold, and by these presents do transfer and convey unto BENSON'S, INC., hereinafter called the "Grantee", it's successoors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a small tract of land in the 4th Civil District of Davidson County, Tennessee, being part of a 90-1/2 acre tract allotted to Ruth S. Gleaves by decree of the County Court for said County, as of record in Minute Book T, Page 333, and being part of a 22.8 acre tract allotted to Mary E. Gleaves by deed of partition among the heirs of W.D. Gleaves, deceased, of record in Book 702, Page 481, Register's Office for said County, and described according to a copy of a survey thereof made by W.W. Turner Company Engineers, dated April 19, 1949, as follows:

BEGINNING at a point in the easterly margin of Dodson Chapel Road, 119 feet north of the north margin of Central Pike, north 3 deg. 29' west 124.5 feet to a point in a wire fence, being Carber's southwest corner; thence with said fence, north 86 deg. 30' east 187.3 feet to a corner fence post; thence south 4 deg. west 95.5 feet to a stake; thence south 77 deg. 01' west 177.1 feet to the beginning.

BEING the same property conveyed to JAMES E. DECK and wife, ANITA H. DECK, by deed from MATTIE PEARL COOPER, WIDOW OF HUGH T. COOPER, of record in Book 1786, Page 293, Register's Office for Davidson County, Tennessee. JAMES E. DECK having since died. ANITA H. DECK and ANITA DECK are one and the same person.

THIS is improved property known as 4005 Dodson Chapel Road, Hermitage, TN 37076.

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, personal representatives, successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 single, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of June, 2003.

Monica D Edwards, Conservator

MONICA D. EDWARDS, CONSERVATOR OF THE PERSON AND ESTATE OF ANITA DECK, WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MONICA D. EDWARDS, the bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Conservator of the person and estate of Anita Deck by order of the 7th Circuit Court for Davidson County, Tennessee, as of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, and that she as such Conservator, executed the foregoing instrument for the purpose therein contained, by signing the name of Anita Deck by her as such Conservator.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of June, 2003.

01-29-05
MY COMMISSION EXPIRES:

NOTARY PUBLIC

