Davidson County DEEDWARR
Recvd: 09/08/03 10:17 3pgs
Fees:18.00 Taxes:527.25

20030908-0130616

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August A.D. 2003

Notary Public

MY COMMISSION EXPIRES: 5 30 04
(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC MY COMM. EXP. MAY 30, 2004 DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Benbow (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 16
2650 Crocker Springs Road (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 228.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	10D 51870

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, Marty Wayne Crump and wife, Leslie Crump

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Benbow, unmarried

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 2650 Crocker Springs Road, Goodlettsville, Tennessee 37072
(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 my hand this 28th day of August 2003

Marty Wayne Crump

Leslie Crump

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

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 SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marty Wayne Crump and wife, Leslie Crump the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 28th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 5-30-04

FRANNIE A. MATTHEWS NOTARY PUBLIC MY COMM. EXP. MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron pin in the northeasterly margin of Crocker Springs Road, the most northwest corner of this tract, and being a corner to W. D. Pewitt; thence, leaving said road and with the line of said Pewitt for a ways and then the line of Sadie E. Pewitt S. 81 deg. 09n min. 52 sec. E. 1034.93 feet to an existing iron post, corner to said Sadie E. Pewitt and being a corner to Joe Edwards; thence, with the line of said Edwards S. 75 deg. 40 min. 42 sec. E. 47.37 feet to an existing iron pin in the line of said Edwards, corner to F. W. Gray; thence, with the line of said Gray S. 10 deg. 25 min. 56 sec. W. 75.00 feet to an iron pin set in the line of said Gray, corner to Tract 2 this survey; thence, with the line of said Tract 2, S. 68 deg. 26 min. 41 sec. W. 663.50 feet to an iron pin set in the margin of said Crocker Springs road; thence, with the margin of said Road for the next three calls as follows: N. 24 deg. 14 min. 53 sec. W. 49.68 feet to a point; thence, with a curve to the left having a central angle of 29 deg. 14 min. 24 sec., a radius of 844.42 feet, and an arc length of 430.94 feet to a point; thence, N 53 deg. 29 min. 17 sec. W. 186.59 feet to the beginning, containing 5.15 acres more or less.

Being the same property conveyed to Marty Wayne Crump by deed from Thomas L. Cunningham and wife, Patsy Cunningham of record in Book 7950, Page 898, Register's Office, Davidson County, Tennessee. Leslie Crump herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7475, Page 937 as amended in Book 7582, Page 713, said Register's Office.

This conveyance is subject to Agreement for Roadways and Easements of record in Book 7604, Page 194, said Register's Office.

This conveyance is subject to Metropolitan Health Department Letter of record in Book 7981, Page 639, said Register's Office.