Davidson County DEEDWARR
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Fees:18.00 Taxes:321.90
20040210-0016220

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Robert Larry Eanes and wife,
Dorothy J. Eanes

TO: G. Michael Bennett (New Owner)
212 East Ave.
Goodlettesville, Tenn. 37072

MAP: 023-00-0

PARCEL: 024.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS ($87,000.00) of which $10,000.00 has been paid in cash and for the balance grantees have executed their note more particularly described in and secured by a deed of trust executed and recorded simultaneously herewith, the receipt and sufficiency of which are hereby acknowledged, we, Robert Larry Eanes and wife, Dorothy J. Eanes, Grantors herein; have bargained and sold and by these presents do convey unto G. Michael Bennett, unmarried, Grantee herein, his heirs and assigns, the following described property:

TRACT I: Being in the 10th Civil District of said County and State, described according to a survey by H. Gee, September 1, 1964, as follows:

Beginning in the center of Lickton Pike at the intersection of the same and a point in the southern boundary line of the property conveyed to Robert L. Eanes and wife, of record in Book 3801, page 496, Register's Office for said County; thence with the southern boundary line of said Eanes' property south 84 degrees west 405 feet to an iron pin; thence north 2 degrees 45' west 417 feet to a 24 inch elm tree; thence north 9 degrees 32' east 173 feet to an 18 inch elm tree; thence north 2 degrees 32' west 551 feet; thence north 23 degrees 12' west 237 feet; thence south 36 degrees west 500 feet; thence south 39 degrees 30' west 455 feet to an iron pin; thence south 27 degrees 30' east 399 feet to an iron pin; thence south 54 degrees 15' east 454 feet to an iron pin; thence south 46 degrees 15' east 207 feet to the center of Lickton Pike; thence with the center of the same north 61 degrees 15' east 432 feet to the beginning, containing 14.1 acres, more or less.

TRACT II: A tract of land in the 10th, formerly the 22nd, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, February 24, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the northeast corner of the property conveyed to W. T. Hunter and Eva Hunter by deed from J. A. Owens, of record in Book 651, page 491, Register's Office for said County; thence with the northern boundary line of said Hunter property, south 84 degrees 15' west 403.5 feet to an iron pin in Hunter's line; thence with Hunter's line, north 2 degrees 45' west

259 feet to an iron pin; thence south 41 degrees east 278.5 feet to an iron pin and stump; thence south 86 degrees 45' east 232.7 feet to the beginning, containing 0.7 of an acre, more or less.

AND BEING the same land conveyed to Grantors by deeds of record as Instrument Nos. 20040210001621 7, 2003-0908-0130638 and 2003-0908-0130637 and in Book 3813 at page 164 and Book 3801, page 496 all in the Register's Office of Davidson County, Tennessee.

Donald L. Hyde and Debbie L. Hyde have executed this instrument as Co-Conservators of Robert Larry Eanes as authorized by order of the Chancery Court for Cheatham County, Tennessee, of record as Instrument No. 20030908-0130636, order of records as Instrument No. 20040210001621 8 and amended order of record as Instrument No. 20040210001621 9 all in the Register's Office of Davidson County, Tennessee.

This conveyance includes a 1986 "Cava" mobile home VIN ALCA058627052838 which is affixed to the real estate.

Darlene Wipert has joined in this instrument to indicate that she has no objection to and concurs in the sale of the hereinabove described property.

This conveyance is subject to the lien of 2004 Davidson County land taxes which have been prorated and payment of which is assumed by grantees herein and to the right of way for Lickton Pike the center of which bounds the subject tracts according to their descriptions.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 10th day of February, 2004.

Donald L. Hyde
Co-Conservator of Robert Larry Eanes

Dorothy J. Eanes

Debbie L. Hyde
Co-Conservator of Robert Larry Eanes

Darlene Wipert

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DONALD L. HYDE AND DEBBIE L HYDE, as Co-Conservators of Robert Larry Eanes, the within named bargainors, 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, at office, this the 10th day of February, 2004.

NOTARY PUBLIC

My commission expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DOROTHY J. EANES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 10th day of February, 2004.

NOTARY PUBLIC

My commission expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DARLENE WIPERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 10th day of February, 2004.

NOTARY PUBLIC

My commission expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Grantee

SWORN to and subscribed before me

this the 10th day of February, 2004.

NOTARY PUBLIC

My commission expires: 12-23-06