This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 03/08/04 14:16 2pgs
Fees:13.00 Taxes:222.00
20040308-0026311

WARRANTY DEED

Address new owner as:
Edward E. Bennett
808 McCarn Street
Nashville, Tennessee 37206

Send tax bills to:
Same

Map-Parcel
Map 83-7
Par 61

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Billy C. Edgen and wife, Corinda Edgen, Betsye E. Vaughn, a widow, and James S. Edgen and wife, Deborah Edgen, have this day bargained and sold, and do hereby transfer and convey to the said Edward E. Bennett, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 27 on the Map of the Subdivision of Robert E. Power's Land, of record in Book 421, page 56, Register's Office for said County.

Being the same property conveyed to Billy C. Edgen, Betsye E. Vaughn and James S. Edgen, by Quitclaim Deed from Virginia Myatt, dated July 1, 2002, and recorded in Instrument Number 20020711-0083726, Register's Office for Davidson County, Tennessee.

This is improved property known as 815 McCarn Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Edward E. Bennett, his heirs and assigns, forever.

And we, Billy C. Edgen and wife, Corinda Edgen, Betsye E. Vaughn, a widow, and James S. Edgen and wife, Deborah Edgen, do covenant with the said Edward E. Bennett that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2004.

And we, Billy C. Edgen and wife, Corinda Edgen, Betsye E. Vaughn, a widow, and James S. Edgen and wife, Deborah Edgen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward E. Bennett, his heirs and assigns against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 4th day of March 2003.

BILLY C. EDGEN

CORINDA EDGEN

JAMES S. EDGEN

DEBORAH EDGEN

BETSYE E. VAUGHN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy C. Edgen and wife, Corinda Edgen, Betsye E. Vaughn, and James S. Edgen and wife, Deborah Edgen,, 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 4th day of March 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me, this 4th day of March 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.