WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 2004

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Badger S. Bentley (NAME)	The Farmers Bank (NAME)	MAP 004
8416 Riley Adcock Road (ADDRESS)	1203 Memorial Blvd. (ADDRESS)	PARCEL 130
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Springfield, TN 37172 (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, Susan G. King and husband, Daryl King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Badger S. Bentley and wife, Mandy R. Bentley

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, BEGINNING at an iron pin in the northerly margin of Riley Adcock Road, said iron pin being the southwest corner of Jim Henderson, appearing of record in Book 5850, Page 15, RODCTN, and being the southeast corner of Turner L. Suter, et ux, appearing of record in Book 4550, Page 256, RODTCN, and continuing as follows; thence with said margin of road South 65 degrees 43 minutes 09 seconds West, 105.11 feet to a point; thence South 72 degrees 40 minutes 51 seconds West, 45.64 feet to a point; thence South 77 degrees 08 minutes 42 seconds West 45.37 feet to a point; thence South 81 degrees 38 minutes 27 seconds West 49.56 feet to a point; thence South 87 degrees 16 minutes 52 seconds West 41.95 feet to a point; thence North 89 degrees 32 minutes West 50.20 feet to an iron pin in said margin in said margin of road being the southwest corner of this tract of land; thence leaving said margin with a new line North 8 degrees 11 minutes 25 seconds East, 884.99 feet to an iron pin being the northwest corner of this tract of land in R. K. Garrett, et ux. Southerly line, appearing of record in Book 689, Page 614, RODCTN; thence South 81 degrees 57 minutes 45 sceonds east, 310.65 feet to an iron pin at fence post being the northwest corner of Larry C. Williams, et ux, appearing of record in Book 4961, Page 191, RODCTN, and being the northeast corner of this tract of land; thence with the said line of said Williams South 8 degrees 11 minutes 25 seconds West, passing a corner to said Williams and said Henderson, in all 764.64 feet to the point of

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unimproved ( )
This is improved (X) property, known as 8416 Riley Adcock Road, Joelton, TN 37080
(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 17th day of May 2004

Susan G. King

Daryl King

Davidson County DEEDWARR
Recvd: 05/19/04 10:15 3pgs
Fees:18.00 Taxes:255.30

20040519-0058714

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 Susan G. King and husband, Daryl King

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 Goodlettsville, Tennessee, this 17th day of May, 2004.

Commission expires LARGE

Notary Public

DANIEL L. WISCHMEYER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF My Commission Expires SEPT. 22, 2007

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

LEGAL DESCRIPTION CONTINUATION

beginning containing 6.00 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated August 21, 1984.

Included in this conveyance is a 1990 Clayton Mobile Home, Model COL, Body HS, Title No. 54619436 and VIN #CLSO78480TN.

BEING the same property conveyed to Susan G. King, a married woman by Warranty Deed from Glen Reece, a single man of record at Instrument No. 20030123-0009573, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Daryl King joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise