WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/01/04 10:57 2pgs
Fees:13.00 Taxes:342.25

20040701-0078354

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy P. Drinkwine	SunTrust Mortgage, Inc.	148-13 152.00
(NAME)	(NAME)	
4916 Yorktown Road	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(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, **D. STEVEN BENNETT AND WIFE, JOAN W. BENNETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY P. DRINKWINE, AN UNMARRIED PERSON,** 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, being Lot No. 258, on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County.

Said Lot No. 258 fronts 63 feet on the east side of Yorktown Road and runs back 149.7 feet on the north line and 186.3 feet on the south line, to a dead line in the rear on which it measures 69.9 feet.

Being the same property conveyed to D. Steven Bennett and wife, Joan W. Bennett by deed from Jane B. Nokes, single, dated December 30, 1992, of record in Book 8834, page 274, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 145-146, said Register's Office; and (c) restrictive covenants of record in Book 2598, page 491, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4916 Yorktown Road, Nashville, TN 37215

(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 hands this 30th day of June, 2004.

Joan W. Bennett

BY: D. Steven Bennett, Attorney-in-Fact

D. Steven Bennett

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 D. Steven Bennett, individually and as attorney-in-fact for Joan W. Bennett, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument in behalf of Joan W. Bennett, and individually, as the free act and deed of the said Joan W. Bennett, and individually, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

Commission expires: 11/24/07

Notary Public

