Prepared by:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna, TN 37167

PREPARED BY (AND RETURN TO):

RALPH W. MELLO
Attorney at Law
104 Woodmont Blvd., Suite 115
Nashville, TN 37205
Ph. (615) 345-6000 - Fax. 345-6001

Davidson County DEEDWARR
Recvd: 07/22/04 13:54 2pgs
Fees:13.00 Taxes:447.70
20040722-0087898

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John P. Bennett and wife Leah G. Bennett 317 Delvin Drive Nashville, TN 37211	John P. Bennett and wife Leah G. Bennett 317 Delvin Drive Nashville, TN 37211 Bank of America 900 W. Trade St. Charlotte, NC 28255-0001

TAX MAP-PARCEL NUMBERS: **Map** 162-1 **Parcel** 75.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel D. Youmans and wife, Janet M. Youmans**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **John P. Bennett and wife, Leah G. Bennett**, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows, **To Wit:**

Land in Davidson County, Tennessee. Being Lot Number 23 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for said county.

Said Lot No. 23 fronts 100.0 feet on the southwest margin of Delvin Drive and runs back between lines measuring 233.7 feet on the northwesterly side and 145.2 feet on the southeasterly side to a dead line in the rear on which it measures 165.0 feet.

Being the same property conveyed to Daniel D. Youmans and wife, Janet M. Youmans by Deed of record in Book 5161, page 928, Register's office for said county.

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

This is improved property, known as 317 Delvin Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2004.

Daniel D. Youmans

Janet M. Youmans by Daniel D. Youmans ATTY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of July, 2003, before me the undersigned authority, personally appeared **Daniel D. Youmans**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 21st day of July, 2004.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, **Daniel D. Youmans**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Janet M. Youmans** for the purposes therein contained, and who further acknowledged that he is the attorney-in fact for **Janet M. Youmans**, and is authorized by **Janet M. Youmans** to execute this instrument on behalf of **Janet M. Youmans** as her free act and deed.

Witness my hand, at office, this 21st day of July, 2004.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $121,000.00.

Affiant

Sworn to and subscribed before me this 21st day of July, 2004.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

My commission expires: