Return to: First Title and Escrow Company, Inc.
Fil Number 23162 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 13:47 2pgs
Fees:13.00 Taxes:436.60

20040804-0093667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/26/2

(AFFIX SEAL)

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Bennett	New Owners	75-7-41
(NAME)	(NAME)	
4417 Andrew Jackson Pkwy		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, David C. King and wife, Teresa J. King, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Bennett, unmarried, 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. 84 on the Plan of Tulip Grove Subdivision, Section 2 of record in Plat Book 3700, Page 122, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 84 fronts 97.0 feet along the Southeasterly margin of Andrew Jackson Parkway and extends back between lines measuring 180.65 feet on the southwesterly line and 185.92 feet on the northeasterly line to a dead line in the rear which is broken line on which it measures 79.38 feet.

Being the same property conveyed to David C. King and wife, Teresa J. King, by Warranty Deed dated February 27, 1978, from Lawrence H. Burch and wife, Lois A. Burch of record in Book 5257, Page 352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of David C. King and Teresa J. King by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040804-0093466, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4417 Andrew Jackson PK., Hermitage, TN 37076

(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 28th day of July, 2004.

David C. King by Terry DeSelms as Attorney-in-Fact

Teresa J. King by Terry DeSelms as Attorney-in-Fact

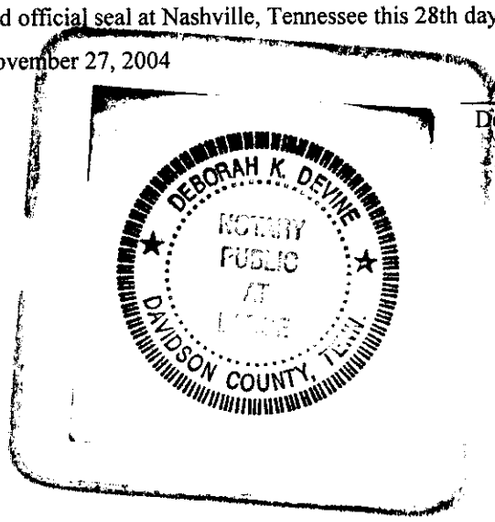
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of July, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of David C. King and Teresa J. King, and acknowledged that he executed the same as the free act and deed of the said David C. King and Teresa J. King, through Power of Attorney granted Terry DeSelms by the said David C. King and Teresa J. King.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public