Davidson County DEEDWARR
Recvd: 02/23/05 12:39 3 pgs
Fees:18.00 Taxes:351.50

20050223-0019659

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd
DAY OF February, 2005.

NOTARY PUBLIC

My Commission expires: 6-5-05

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| GARY N. & LESLIE A. BENMARK (NAME) | SAME (NAME) | |
| 2935 MORGAN ROAD (ADDRESS) | SAME (ADDRESS) | Map-Par. 15-0-65 |
| JOELTON TN 37080 (CITY) (STATE) (ZIP) | SAME (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

**RICHARD B. OMOHUNDRO,**

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

**GARY N. BENMARK and wife, LESLIE A. BENMARK**

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land located in the 14th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds according to an unrecorded survey by Richard Omohundro, Surveyor, dated April 28th, 1956.

Starting at an iron pin in the center of Morgan Road, the same being the northeast corner of a 17 acre tract of land conveyed to A. D. Kerr, Trustee, by deed from Henry Marshall and wife, Mrs. Henry (Effie) Marshall, as of record in Book 2453, page 225, R.O.D.C. Tennessee at Nashville; thence S 2 deg. 30 min. W 378 feet to the Point of Beginning; thence, from said Point of Beginning, S 2 deg. 30 min. W 900 feet to an iron pin, the same being the southeast corner of said 17 acre tract; thence N 87 deg. 30 min. W 579.44 feet

to an iron pin, the same being the southwest corner of said 17 acre tract; thence N 2 deg. 30 min. E 900 feet to a stake; thence S 87 deg. 30 min. E 264.72 feet to a stake; thence N 2 deg. 30 min. E 378 feet to a point in the center of Morgan Road; thence with the center line of Morgan Road S 87 deg. 30 min. E 50 feet to a point; thence S 2 deg. 30 min. W 378 feet to an iron pin; thence S 87 deg. 30 min. E 264.72 feet to the point of beginning, the same containing 12.4 acres, more or less.

Being a part of the property conveyed to RICHARD B. OMOHUNDRO, by deed of record in Book 3571, page 259, said Register's Office.

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, forever. I covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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 my hand this 18TH day of February, 2005

Richard B. Omohundro

**RICHARD B. OMOHUNDRO**

**ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **RICHARD B. OMOHUNDRO**, the bargainor, with whom I am personally acquainted (or proved to me in 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 office this 18th day of Feb., 2005.

My Commission expires:
7-30-05

Shirley Johnson
Notary Public

SHIRLEY JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.