FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Laura Beth Oliver	AmSouth Bank	Map 95
2700 Overhill Circle	2050 Parkway Office Circle	Group 4
Nashville, TN 37214	Birmingham, AL 35224	Parcel 221

FOR AND IN 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

Lera Polk Bennett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Laura Beth Oliver, married

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:

BEING the west part of Lot No. 70 on the Map of Bluefields of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Overhill Drive, the northwest corner of a part of said Lot No. 70 conveyed to R. D. Stanford by deed from Bransford Realty Company of record in Book 1153, Page 26, said Register's Office; thence along Stanford's westerly line southerly 194 feet, more or less, to a point, Stanford's southwest corner in the south line of Lot No. 70; thence with the line of said Lot No. 70, westerly 117 feet to the easterly margin of Spring Valley Road; thence with the margin of said Road, northerly 167.8 feet to a point, the beginning of a curve; thence around said curve in a northeasterly direction 86.1 feet, more or less, to a point in the south line of Overhill Drive; thence with the line of the same, southeasterly 73 feet to the point of beginning.

Being the same property conveyed to Word B. Bennett, Jr. and wife, Lera Polk Bennett, by deed from J. Austin Demontbreun and wife, Edna N. Demontbreaun, of record in Book 1780, Page 231, said Register's Office, dated November 8, 1949. The said Word B. Bennett, Jr. now being deceased.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 16; and (3) Sanitary Sewer Easement of record in Book 4834, Page 418, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2700 Overhill Circle, Nashville, TN 37214

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 my hand this 28th day of February, 2005.

Lera Polk Bennett, by Cliff Brown Bennett
Lera Polk Bennett
By: Cliff Brown Bennett, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 03/01/05 10:22 2 pgs
Fees:13.00 Taxes:721.50

20050301-0022255

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, Cliff Brown Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Lera Polk Bennett as her Attorney in Fact as the free act and deed of the within named Lera Polk Bennett.
Witness my hand and official seal at Nashville, Tennessee the 28th day of February, 2005.

My Commission Expires:01/24/09

Notary Public

