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Davidson County DEEDWARR
Recvd: 03/10/05 13:25 3 pgs
Fees:18.00 Taxes:1850.00

20050310-0026673

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No. for 2004:
General Construction Company, Inc.	Owner	135 00 0 261.00
P.O. Box 159356		and 135 00 0 411.00
Nashville, Tennessee 37217		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $500,000.00.

Marion Thurman
Affiant

Subscribed and sworn to before me this 9th day of March 2005.

Barbara S. Lamb
Notary Public

My Commission Expires:
August 3, 2005

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FRANCES RANSOM, DAVID G. BENNETT AND KAREN R. BENNETT,** ("Grantors") by these presents do hereby transfer, sell and convey to General Construction Company, Inc., a Tennessee corporation, ("Grantee") its successors and assigns, a certain tract or tracts or parcel or parcels of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in the first Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the southeastly corner of Ransom Park, Section One as recorded in Book 20011023, Page 115381, R.O.D.C., Tennessee;

Thence, along the easterly line of said Ransom Park, Section One, North 35°23'08" West a distance of 660.74 feet to a point in the southerly line of British Woods, Section Two as recorded in Book 6200, Page 141, R.O.D.C., Tennessee;

Thence, along the southerly line of said British Woods, Section Two, South 89°43'49" East a distance of 486.00 feet;

Thence, North 53°39'31" East a distance of 123.17 feet to a point in the southerly line of British Woods, Section Two, said point also being the northwesterly corner of Ransom Park Commercial, Section One as recorded in Book 20011115, Page 125503, R.O.D.C., Tennessee;

Thence, along the westerly line of said Ransom Park Commercial, Section One, South 31°52'23" East a distance of 205.78 feet;

Thence, South 06°47'43' East a distance of 60.00 feet;

Thence, with a curve to the right having an arc distance of 84.27 feet, said curve having a radius of 80.00 feet, a chord direction of South 66°37'01" East and a chord length of 80.43 feet;

Thence, South 36°26'19" East a distance of 91.45 feet;

Thence, with a curve to the right having an arc distance of 49.74 feet, said curve having a radius of 30.00 feet, a chord direction of South 11°03'41" West and a chord length of 44.24 feet to a point in the northerly right of way of Ransom Place;

Thence, along the northerly right of way of Ransom Place with a curve to the left having an arc distance of 183.85 feet, said curve having a radius of 5114.33 feet, a chord direction of South 57°31'54" West and a chord length of 183.84 feet;

Thence, South 56°53'38" West a distance of 89.97 feet;

Thence, leaving said right of way and running with the northerly lines of Ransom Place, Phase One as recorded in Book 6900, Page 922_924, R.O.D.C., Tennessee, North 33°12'46" West a distance of 10.17 feet;

Thence, South 66°44'16" West a distance of 219.84 feet to the Point of Beginning, and also containing 6.25 acres more or less**, according to a Boundary Line Survey dated February 10, 2005, and prepared by Joseph C. McConnell, RLS #992, MEC, Inc., Civil Engineering and Surveying, P.O. Box 17465, Nashville, TN 37217.**

This property is currently identified as Tax Map 135, parcels 261 and 411.

Being a portion of the same property conveyed to Karen R. Bennett and Frances Ransom by Executrix's Quitclaim Deed of record in Book 11579, page 352, Register's Office for Davidson County, Tennessee in accordance with the provisions of the Will of James W. Ransom and by Quitclaim Deed from James W. Ransom of record in Book 10673, page 22 and also Quitclaim Deeds appearing of record in Book 11354, page 420 and Book 11434, page 501, said Register's Office. And to David G. Bennett and Karen R. Bennett as to a certain percentage interest by Quitclaim Deeds of record as Instrument No. 200003310032439; Instrument No. 20010813-0086750, Instrument No. 20020405-0041910; and Instrument No. 20030403-0043936, Register's Office for Davidson County, Tennessee, and further by deed of record at Instrument No. 20010404-0032733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plans of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

It is the intent of the Grantors herein to transfer and convey to the Grantee all of the Grantors' right, title, and interest in and to the herein described property without any overlaps, gaps or gores with all of the adjoining property lines.

For the same consideration, Grantors further transfer to Grantee all of Grantors' rights, title and interests (if any) appurtenant solely to the Property (including any rights of Grantors to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantors have not previously transferred the same to any other party.

This Warranty and the conveyance hereinabove set forth is executed by Grantors and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances")

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, General Construction Company, Inc., its successors and assigns forever.

AND the Grantors do hereby covenant with General Construction Company, Inc., that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said General Construction Company, Inc., and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances.

Karen Ransom, Karen R. Bennett, Karen Ransom Bennett and Karen Bennett are one and the same person.

IN WITNESS WHEREOF, We have hereunto set our hands as of this the 9th day of March, 2005.

GRANTORS:

Frances Ransom by attorney in fact Karen R Bennett
FRANCES RANSOM by attorney in fact Karen R. Bennett

Karen R Bennett
KAREN R. BENNETT

David G Bennett
DAVID G. BENNETT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Barbara S Lamb, a Notary Public in and for said county and state, the within named **Karen R. Bennett and David G. Bennett**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein.

WITNESS my hand and seal at office on this 9 day of March, 2005.

My Commission Expires:
August 3, 2005

Barbara S Lamb
Notary Public

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Karen R. Bennett, as Attorney in fact for Frances Ransom**, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein as Attorney-In-Fact for Frances Ransom.

WITNESS my hand and seal at office on this 9th day of March, 2005.

My Commission Expires:
August 3, 2005

Barbara S Lamb
Notary Public

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.