Davidson County DEEDWARR
Recvd: 03/22/05 11:52 3 pgs
Fees:18.00 Taxes:74.00

20050322-0031123

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF March, 2005.

NOTARY PUBLIC

My Commission Expires: 6-5-05

THIS INSTRUMENT PREPARED BY:
Dr. Leslie A. Benmark, Esq.; 2935 Morgan Road; Joelton, Tennessee 37080

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
GARY N. & LESLIE A. BENMARK (NAME)	SAME (NAME)	**Map-Par. 015-00-0 059.00**
2935 MORGAN ROAD (ADDRESS)	SAME (ADDRESS)	**Map-Par. 015-00-0 060.00**
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,

SHIRLEY C. RICKS and BRYAN C. RICKS

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, and being Tract No. 1 on said survey.

BEGINNING at a point in the center of Morgan Road (said point being the northwest corner of a 17 acre tract of land conveyed to A.D. Kerr, Trustee, by Deed from Henry Marshall and wife, Effie Marshall, as of record in Book 2453, Page 225, Register's Office for said County), and running thence with the center of Morgan Road south 87 deg. 30 min. east 88.24 feet to a point; thence south 2 deg. 30 min. west 278 feet to an iron pin; thence north 87 deg. 30 min. west 88.24 feet to an iron pin; thence N. 2 deg. 30 min. east 278 feet to the point of beginning.

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, and being Tracts Nos. 2, 3, and 7 as shown on said survey.

BEGINNING at a point in the center of Morgan Road (said point being the northeast corner of a tract of land conveyed to Herschel Hudson and wife, Frances Hudson, by Deed from A.D. Kerr, Trustee, dated July 1956, and recorded in Book 2548, Page 254, Register's Office for Davidson County, Tennessee, at Nashville), and running thence with the center of Morgan Road south 87 deg. 30 min. east 176.48 feet to a point in center of said Morgan Road; thence south 2 deg. 30 min. west 378 feet to an iron pin; thence north 87 deg. 30 min. west 264.72 feet to an iron pin; thence north 2 deg. 30 min. east 100 feet to an iron pin, the southwest corner of the Herschel Hudson property above referred to; thence south 87 deg. 30 min. east 88.24 feet to an iron pin, the Southeast corner of the Herschel Hudson property above referred to; thence north 2 deg. 30 min. east with Herschel Hudson's East line 278 feet to the point of beginning.

BEING the same property conveyed to Arthur Beckham Ricks and wife, Myrtle E. Ricks, by Deed from A.D. Kerr, Trustee, of record in Book 2961, Page 600, Register's Office for Davidson County, Tennessee, the said Arthur Beckham Ricks having since died on 3/4/1969. BEING the same property conveyed to Arthur Beckham Ricks, Jr. and wife, Shirley Collins Vanns, as tenants in common, in Book 5008, Page 835, Register's Office for Davidson County, Tennessee, the said Arthur Beckham Ricks, Jr. having since died on September 4, 2003.

The said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

See Affidavit of Heirship recorded # 20050322-0031122

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 8 day of March, 2005.

Shirley C. Ricks

SHIRLEY C. RICKS

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 8 day of March, 2005.

Bryan C. Ricks

BRYAN C. RICKS

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SHIRLEY C. RICKS**, 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 8th day of March, 2006.

PEGGY F. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires:

10-20-2008

Peggy F. Young
Notary Public

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BRYAN C. RICKS**, 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 8th day of March, 2006.

PEGGY F. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires:

10-20-2008

Peggy F. Young
Notary Public