REALTY TITLE
Box 481

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/21/05 10:15 2 pgs
Fees:13.00 Taxes:562.88
20050621-0070912

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,130.00

X Laura Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES:
(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:
Jeffrey M. Rumrill	Realty Mortgage Corp	Map 86
1213 Jacksons View Road	215 Katherine Drive	Group 7-0-A
Hermitage, TN 37076	Flowood, MS 39232	Parcel 16 CO

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

Charles Bennett and wife, Laura Bennett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeffrey M. Rumrill
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 Lot No. 16, on the Plan of Bret Ridge, of record in Plat Book 6900, Page 121, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Bennett and wife, Laura Bennett, by deed from Rosemarie L. Wilson, of record in Instrument 20030919-0139095, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7030, Page 527; Book 7047, Page 171; Book 7030, Page 540, said Register's Office.

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 Plat Book 6900, Page 121, said Register's Office; (3) Open Space, Landscape and Column Easements of record in Book 7052, Page 305, said Register's Office; (4) Storm Water Detention Agreement of record in Book 7009, Page 940, 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 1213 Jacksons View Road, Hermitage, TN 37076

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 20th day of June, 2005.

Charles Bennett

Laura Bennett

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 Charles Bennett and wife, Laura Bennett, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, this ~~20th~~ day of June, 2005.

My Commission Expires: 01/27/07

Notary Public

