Davidson County DEEDQC
Recvd: 08/22/05 13:06 3 pgs
Fees:17.00 Taxes:0.00
20050822-0099746

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Preston T Bailey Jr
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 22nd DAY OF August 20 05
Deputy Register

M+B
M+P 18-16-90

This Instrument Prepared by: Preston T. Bailey Jr.
Reference Number: Deed Book 9159 / Page 890 S. O. T.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

James Roy Bennett Jr., not married, of 201 Old Brick Church Pike Goodletsville TN 37072 (the "Grantor") for and in consideration of 10.00 Dollars, do hereby bargain, sell, remise, release, quit claim and interest and convey unto Patricia Depp, not married, of 4918 Garden Green Way Louisville KY, and James Roy Bennett III, not married, of 165 N Buckman St Ste F-8 Shepherdsville KY 40165 (collectively the "Grantee") the following described real estate located in the county of Davidson, state of Tennessee:

Lot 1 Warmack Sub,Goodletsville Tennessee Acreage:0.25
Dimensions:050 x 198
Book: 1907 Page 580.

Being all or part of the same property described in the County Register's Deed Book 1907, Page 580.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property or in any way appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quit claim and convey the same.

IN TESTIMONY THEREOF the Grantor has executed this instrument this 15th day of August, 2005.

James Roy Bennett Jr.

Signed, Sealed and Delivered In the Presence of:

Sign: _____ Sign: _____

Name: _____ Name: _____

Grantor Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Julie Cupps a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared James Roy Bennett Jr., known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 17 day of August, 2005.

Julie Cupps
Notary Public, State of Tennessee
County of Davidson/Sumner

My commission expires: MY COMMISSION EXPIRES APRIL 01, 2008

JULIE CUPPS NOTARY PUBLIC SUMNER COUNTY, TN

Register's Fee $ _____

Mail Tax Notice to: James Roy Bennett Jr., 201 Old Brick Church Pk Goodletsville TN 37072

New Owners - Patricia Depp 4918 Garden Green Way Louisville Ky
James Roy Bennett III 165 N. Buckman St Ste F-8 Shepherdsville Ky 40165

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Tennessee 37072, more specifically and particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, lying in the 10th Civil District, being Lot No. 1 on the unrecorded survey of the Avril Warmack Subdivision, Goodlettsville, Tennessee, made by John Sullivan, County Surveyor, dated August 28, 1947, and redrawn September 9, 1949.

SAID Lot No. 1 fronts 50 feet on the northerly margin of McClure Street and runs back 198.1 feet on the west line and 198.2 feet on the east line to a rear line, measuring 50 feet thereon.

BEING the same property conveyed to Thomas Gilbert Joyner and wife, Mary Elizabeth Blakemore Joyner, from Avril Warmack, of record in Book 1907, page 580, Register's Office for Davidson County, Tennessee, the said Thomas Gilbert Joyner having died approximately 15 years ago, the property hereinabove described became vested in Mary Elizabeth Blakemore Joyner in fee simple.

10. That the said real property is free and unencumbered.

11. That all debts and obligations owing by Mary Elizabeth Blakemore Joyner, during her lifetime or by reason of her death, have been fully paid and satisfied.

12. That I, James Roy Bennett, agree to indemnify and hold harmless any subsequent purchaser of the said property, any mortgage lender making a mortgage loan on the said property, or any title insurer insuring title to the said property from any cost, expense or judgment relating to any claim, demand or suit concerning the estate of Mary Elizabeth Blakemore Joyner which might or could result in a claim against the real property, as hereinabove described, or create a cloud upon the title to the said real property, including their reasonable attorney's fees, court costs and other litigation expenses.

WITNESS my hand on this the 17 day of September, 1993.

James Roy Bennett
JAMES ROY BENNETT

STATE OF KENTUCKY }
COUNTY OF Jefferson }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JAMES ROY 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 for the purposes therein contained.

WITNESS my hand and official seal at office on this the 17 day of September, 1993.

CHARLES C. McGINNIS NOTARY PUBLIC STATE AT LARGE

Charles C. McGinnis
NOTARY PUBLIC Ky State at Large

My commission expires: 9-8-94