WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005. Notary Public MY COMMISSION EXPIRES: 1/27/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Lynn Woods Jr.	JPMorgan Chase Bank, NA	42-14-117.00
(NAME) 330 Westchester Drive	(NAME) 5409 Maryland Way, #202	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

James H. Benson and wife, Judy L. Benson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Lynn Woods Jr. and wife, Christie Sullins Woods,

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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Holiday Hills, Section II, as of record in Book 3700, Page 19, Register's Office for said County.

SAID Lot No. 21 fronts 105 feet on the easterly side of Westchester Drive and extends back 272.9 feet on the northerly line and 314.7 feet on the southerly line, to a dead line in the rear, on which it measures 169.1 feet.

BEING the same property conveyed to James H. Benson and wife, Judy L. Benson by Warranty Deed from Carlyle D. Apple and wife, Elizabeth G. Apple, of record in Book 10257, Page 772, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 330 Westchester Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of September, 2005.

James H. Benson

Judy L. Benson

Davidson County DEEDWARR
Recvd: 09/28/05 10:34 2 pgs
Fees:13.00 Taxes:777.00
20050928-0116311

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Benson and wife, Judy L. Benson, the bargainors, 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 23rd day of September, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

