WARRANTY DEED

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan O. Benting	Susan O. Benting	092-05-0-289.00
(NAME)	(NAME)	
0 32nd Ave. North	See Bottom for Tax billing info.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, George Benjamin Turman II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan O. Benting, * 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:

* Trustee, Benting Revocable Trust

Being Lot No. 1 on the Resubdivision of Lots 1 through 7, Fisk University Place, Block 1, as of record in Plat Book 3106, Page 135, Register's Office for **Davidson** County, **Tennessee**, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donzaleigh T. Patterson, a single woman by deed from Alvin Garfinkel and wife, Rita Z. Garfinkel of record at Book 5576, page 770 and filed for record on March 10, 1980, Register's Office of Davidson County, Tennessee. The said Donzaleigh T. Patterson having since died leaving a will devising all real property to George Benjamin Turman II. An estate has been opened in the Probate Court of Davidson County in Docket 05P-623.

unimproved ☐

This is improved ☒ property, known as 0 32nd Ave. North, Nashville, TN 37207

(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 my hand this 7th day of November, 2005.

George Benjamin Turman II

George Benjamin Turman II

American Brokers Conduit
538 Brad Hollow Rd.
Melville, NY 11747

Davidson County DEEDWARR
Recvd: 11/16/05 10:31 2 pgs
Fees:13.00 Taxes:466.20

20051116-0138415

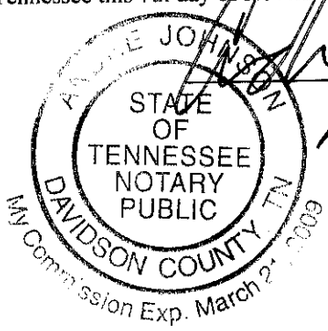
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George Benjamin Turman II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2005.

Commission expires:



Notary Public