FILED
99 APR 20 AM 9:50
RICHARD R. ROOKER, CLERK
D.C.

#99P-525

Davidson County WILL
Recvd: 12/20/05 10:00 4 pgs
Fees:22.00 Taxes:0.00
20051220-0152367

LAST Will & TESTAMENT
DEC. 19. 1997

I James a Bennett Jr. Being of Sound Mind & Body. Do hereby leave my House and all my worldly goods, to Johny Lamar Jain my stepson to with all the mortgage except he is to pay the House off if it isn't Paid from when I die and my step daughter is to leave there as long as she wants to

also at my funeral there is to be no Piano Playing or no weeping my instrance is made to Johny Lamar Jain he is to see that I am layed beside my wife at Missionary Ridge Baptist church in Bonaqua Tenn.

Singed James a Bennett Jr.

1-20-99 Affirm
Mary P. Dunn

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE, DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy, of the original on file in my office. Will Book 227 Page 373
Given under my hand and official seal, at office in Nashville, this 19th of December

RICHARD R. ROOKER, CLERK

By Patricia [illegible]



Prepared by Debra Samerjian

BOOK 10356 PG 695

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0

Debra Samerjan
AFFIANT

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 1997.

Deputy Register

8998 02/24 0101 01CASH 8.00

Jay Bills .c.
Regency Pkwy
250
Atlanta, GA 30345

A298-10
R298-04

Map + Parcel
71-7-36

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 24 day of Feb. , 19 97 ,

by first party, JAMES A. Bennett Jr.

whose post office address is 210 Queen St. Nashville, Tn. 37207

to second party, JAMES A. Bennett Jr AND Johnny N. Samerjian

New Owners whose post office address is 1707 HANOVER Rd. Nashville, Tenn. 37216

WITNESSETH, That the said first party, for good consideration and for the sum of 0 Dollars ($ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON , State of Tennessee to wit:

See attached for discription. ANAH Bennett is deceased.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Anal L. Petty
Signature of Witness

ANAH L. Petty
Print name of Witness

Wilmon E. Tucker
Signature of Witness

Wilmon E. Tucker
Print name of Witness

James A. Bennett
Signature of First Party

JAMES A. Bennett
Print name of First Party

James A. Bennett
Signature of First Party

JAMES A. Bennett
Print name of First Party

State of TN.)
County of Davidson)
On Feb 24, 1997 before me, James A. Bennett ,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Kathy Woodruff Braun
Signature of Notary
Commission expiration
01-29-00

Affiant X Known ___ Produced ID
Type of ID TDL

O (Seal)
(Revised 10/95)

RECORDED 24 PM 9:35
DAVIDSON COUNTY TN
REGISTER

MAIL ENV.

IDENTIFICATION REFERENCE
02754B9

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BOOK 10356 PG 696

BOOK 5191 PAGE 797

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 3/25/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. BENNETT, JR., et ux	REALTY MORTGAGE, INC.	71-7
(NAME)	(NAME)	
210 Queen Street	2200 Century Parkway - Suite 250	Par. 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Atlanta, Georgia 30345	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, OTIS W. CHARLTON and wife, LOUISE R. CHARLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BENNETT, JR., and wife, ANAH BENNETT

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 the easterly 1/2 of Lot No. 108 on the map of Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.

SAID part of Lot No. 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.

BEING the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton by deed from Dewey W. Pedigo, Trustee, of record in Book 5097, page 76, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 210 Queen Street, Nashville, Tennessee 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 our hand s this 26th day of August, 19 77

Otis W. Charlton
OTIS W. CHARLTON

Louise R. Charlton
LOUISE R. CHARLTON

Louise R. Charlton