THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 06/22/06 11:01 2 pgs
Fees:13.00 Taxes:240.50
20060622-0074577

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
BENJAMIN H. DENTON 114 Rayon Drive Old Hickory, TN 37138	Same	044-150-032.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE M. HAYNES, Executor of the Estate of Joan Hardin Toney**, has this day bargained and sold, and does hereby transfer and convey unto the said **BENJAMIN H. DENTON**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 132 on the plan of Section A Village of Old Hickory, of record in Book 1424, page 68, Register's Office for said County.

SAID Lot No. 132 fronts 55.0 feet on the easterly margin of Hadley Avenue and extends back 104.6 feet on the southerly line and 104.8 feet on the northerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to JOAN H. TONEY, unmarried, by deed of record in Book 6987, Page 487, Register's Office for Davidson County, Tennessee. The Will of Joan Hardin Toney is of record under Docket No. 06P748, Davidson County Probate Court Clerk's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $165,000.00.

Subscribed and sworn to before me this 21st day of June, 2006.

Affiant

My Commission Expires: 8/22/08

Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

This is improved property located at 709 Hadley Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st day of June, 2006.

JOE M. HAYNES
Executor of the Estate of Joan Hardin Toney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JOE M. HAYNES, Executor of the Estate of Joan Hardin Toney**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 21st day of June, 2006.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/22/08