WARRANTY DEED

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/05/06 11:50 2 pgs
Fees:13.00 Taxes:325.60

20060905-0109147

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mona E. Bennett	NEW OWNER	051-04-O-160
(NAME)	(NAME)	(MAP)
820-822 Argle Avenue		
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna Chowning, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Mona E. Bennett and Dana R. Baggett, tenants in common with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 4, on the Plan of Block C, Revised Plat of Power and Roth Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kelly T. Chowning, Jr. and wife, Donna Jean Chowning, by deed from Lynnie Juarez, dated August 20, 1998, of record in Book 11081, page 857, and further conveyed to Donna Chowning by Quitclaim Deed from Kelly T. Chowning, Jr., dated October 17, 2003, of record in Instrument No. 20031106-0163237, Register's Office for Davidson County, TN.

Donna Jean Chowning is one and the same person as Donna Chowning.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 820-822 Argle Avenue, Madison, Tennessee 37115

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/our hand(s) this 1st day of September, 2006.

Donna Chowning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna Chowning; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of September, 2006.

Jennifer A Dunlap
Notary Public

My Commission Expires: 9/19/09

