Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,253.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2007.

Notary Public
My commission expires: 3-20-10

05-0707-63722

Address of New Owner:	Send Tax Bills to:	Tax Information
William G. Bennett, Jr. 1005 Shawnee Rd. Madison TN 37115	Same	052-08-0A-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elita Carolyn Elliott, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William G. Bennett, Jr.**, hereinafter called the Grantees, their successors 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. 2, on the Plan of Heron Walk, Phase One, Section One, , of record in Book 9700, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elita Carolyn Elliott, unmarried by deed from Allen Earps and wife, Betty F. Earps, dated February 24, 1997, recorded February 26, 1997, of record in Book 10360, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 Shawnee Rd., Madison, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/24/07 15:07 2 pgs
Fees:13.00 Taxes:463.44
20070824-0101895

WITNESS my hand this 30th day of July, 2007.

Elita Carolyn Elliott

Elita Carolyn Elliott

STATE OF Virginia
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elita Carolyn Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Rocky Mount, VA, this 30th day of July, 2007.

Sandra Altice
Notary Public

SANDRA ALTICE
Notary Public
Commonwealth of Virginia
My Commission Expires Jan 31, 2011
1089481

My Commission expires: 1-31-2011