Davidson County DEEDWARR
Recvd: 05/22/08 10:30 2 pg
Fees:13.00 Taxes:579.44

20080522-0052559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$156,605.00** (One Hundred Fifty Six Thousand Six Hundred Five).

AFFIANT

Subscribed to and sworn before me this 7th day of May, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Lyle Benner and Linda Mae Benner 4611 Saunders Avenue Nashville, TN 37216	SAME AS NEW OWNER	051-15-0-023.03

WARRANTY DEED

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, I/WE, **ESTATE WAYNE ALLEN ORTON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES LYLE BENNER AND WIFE LINDA MAE BENNER,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Craighead Lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J.B. Wauford & Company, Consulting Engineers, August 23, 1962, as follows:
Beginning at a point in the westerly margin of Saunders Avenue, said point being south 2 degrees 31' east 180 feet from the southeast corner of property conveyed to James E. Bates and wife, by deed from Frank S. King, Jr., Trustee, of record in Book 3502, page 358, said Register's Office; thence westerly 180 feet; thence south 2 degrees 22' west 90.3 feet; thence easterly 187.7 feet to the westerly margin of Saunders Avenue; thence with the same north 2 degrees 31' west 90 feet to the beginning.

Being the same property conveyed to Wayne Allen Orton by Deed of record in Book 8565, Page 659, Register's Office for Davidson County, Tennessee. The said Wayne Allen Orton having since died November 4, 2007, died intestate, Carolyn Jane Orton appointed by the Seventh Circuit Court of Davidson County, Tennessee, Case 07P1970, as Administratrix of the estate of Wayne Allen Orton.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4611 SAUNDERS AVENUE** **NASHVILLE,TN37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

LTSR Number:

GTE File: 2008

WITNESS, this 7th day of May, 2008

Estate of Wayne Allen Orton

BY: Carolyn Jane Orton, Admn.
Carolyn Jane Orton, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of May, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carolyn Jane Orton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the Administratrix of **Estate Wayne Allen Orton**, the within named bargainor, and **Carolyn Jane Orton** that as such Administratrix being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name for the Estate, by the said **Carolyn Jane Orton** as such Administratrix.

Witness my hand and official seal on this the 7th day of May, 2008.

C. Loy Carney

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

LTSR Number:

GTE File: 2008