BOX 10-B

Davidson County DEEDWARR
Recvd: 06/23/08 14:55 2 pgs
Fees:13.00 Taxes:851.00

20080623-0064621

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Emma Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH DAY OF JUNE, 2008.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EMMA BISHOP	**SAME**	**104-06-0-298.00**
(NAME) **103 HILLTOP ROAD**	(NAME)	
(ADDRESS) **DICKSON, TN 37055**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, STEVE BENNEYWORTH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA BISHOP, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Being the northerly 50 feet of lots Nos. 133, 134 and 135 on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County, described as follows:

Beginning at the southwest corner of 31st Avenue South and an alley, the northeast corner of Lot 133; thence with the southwesterly margin Avenue, southeastwardly 50 feet, thence at angles, southwesterly 142.5 feet, more or less, to the northerly margin of Blakemore Avenue; thence said Avenue, westwardly 78 feet, more or less, to the southeasterly margin of said alley; thence with same, northeastwardly 203 feet to the beginning.

TRACT 2: All that portion of 31st Avenue as said Avenue is shown on the plan of record in Book 332, page 15, said Register's Office, which lies between the direct extensions northeasterly of the northwesterly and southwesterly lines of the land described in the deed from Maryeta Harrell to Powell E. Dunaway and wife, Ethel Dunaway, of record in Book 3991, page 193, said Register's Office, and the southwestern margin of 31st Avenue South as it now exists.

Being the same property conveyed to Steve Benneyworth by deed from the Heirs at Law of Ethel Dunaway of record in Book 11219, page 198, Register's Office for Davidson County, Tennessee, and being further quitclaimed from Ellen Tosh Benneyworth, unmarried for the express purpose of creating a fee simple in the grantee terminating the tenancy in common established pursuant to Final Decree of Divorce in re: Ellen Tosh Benneyworth v. Stephen Roy Benneyworth, of record as Instrument No. 20040305-0025494 to Steve Benneyworth of record as Instrument No. 20080522-0052527, said Register's Office.

Stephen Roy Benneyworth and Steve Benneyworth are one and the same person.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

GRANTEE HEREBY ASSUMES ALL PROPERTY TAXES FOR THE YEAR OF 2008.

Unimproved ( )
This is improved(X) property, known as **407 31ST AVENUE SOUTH, NASHVILLE, TN 37212**
(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 my hand this 20th day of **JUNE, 2008.**

Steve Benneyworth
STEVE BENNEYWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steve Benneyworth,** the 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 Nashville, Tennessee this 20th day of **JUNE, 2008.**

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public