Davidson County DEEDWARR
Recvd: 10/01/08 14:26 2 pgs
Fees:13.00 Taxes:340.40
20081001-0099817

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008090041

~~Prepared by & Return to:~~
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075
#08-090045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$92,000.00**

Sworn to and subscribed before me this 26th day of September, 2008.

Affiant

Notary Public

My Commission Expires: 3/21/[illegible]

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Address of New Owner:

Matthew T. Raum
2329 Shadow Lane
Nashville, TN 37216

Send Tax Bills to:

SAME AS NEW OWNER

Map-Parcel Numbers:

07305010100

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beverly B. Hultman-Russell, Executor of the Estate of Keith H. Bennett, Sr. and Beverly B. Hultman-Russell and Keith H. Bennett, Jr., Individually,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew T. Raum, unmarried, Richard D. Raum and wife, Elizabeth A. Raum**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE MAP OF RIVERWOOD HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF SHADOW LANE , AT THE CORNER OF LOTS 14 AND 15; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 180 FEET TO A POINT; THENCE EASTERLY 49.55 FEET TO A POINT; THENCE SOUTHEASTERLY 30.43 FEET TO A POINT; BEING THE NORTHEASTERLY CORNER OF THIS LOT; THENCE SOUTHERLY 143.33 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 31.42 FEET TO THE NORTH MARGIN OF SHADOW LANE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 55 FEET TO THE BEGINNING.

DESCRIPTION IS THE SAME AS IN PRIOR DEED OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO KEITH H. BENNETT AND WIFE, RUBY W. BENNETT BY WARRANTY DEED FROM DORRIS BENNETT, UNMARRIED, RECORDED ON THE 18TH DAY OF MAY, 1951 IN BOOK 1974, PAGE 207, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID KEITH HORACE BENNETT, SR. A/K/A KEITH H. BENNETT HAVING SINCE DIED TESTATE ON AUGUST 29, 2008, WITH THE SAID RUBY NELL BENNETT A/K/A RUBY H. BENNETT HAVING PREDECEASED HIM ON MAY 28, 2007. PURSUANT TO THE LAST WILL AND TESTAMENT OF KEITH H. BENNETT, SR., SUBJECT PROPERTY IS VESTED IN BEVERLY B. HULTMAN-RUSSELL AS PERSONAL REPRESENTATIVE OF SAID ESTATE.

This conveyance is made subject to plat of record in Book 1835, Page 42, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **2329 Shadow Lane, Nashville, TN 37216.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs 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.

WITNESS my hand, this 29th day of September, 2008.

Beverly B Hultman-Russell
Beverly B. Hultman-Russell
Executor

Keith H. Bennett
Keith H. Bennett, Jr., Individually

Beverly B Hultman-Russell
Beverly B. Hultman-Russell, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **Beverly B. Hultman-Russell, Executor of the Estate of Keith H. Bennett, Sr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 29th day of September, 2008.

Kathy J Byers
Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **Beverly B. Hultman-Russell and Keith H. Bennett, Jr.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 29th day of September, 2008.

Kathy J Byers
Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09