This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/17/09 14:24 3 pgs
Fees:18.00 Taxes:636.40
**20090417-0035148**

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $172,000.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2009.

Notary Public
My commission expires: June 20, 2011

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| John T. Chenoweth<br>598 Harpeth Parkway East<br>Nashville, TN 37221 | Countrywide Bank<br>801 Crescent Cernter DR<br>Franklin, TN 37067 | XXXXX<br>156-03-0-006.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Albert G. Benneyworth and wife, Laura M. Benneyworth, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John T. Chenoweth, an unmarried man hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1: Land in Davidson County, Tennessee being Lot 403 on the Plan of Section 4, Harpeth Valley Park, of record in Book 3842, page 219 Register's Office for Davidson County, Tennessee.

SAID Lot No. 403 fronts 110 feet on the broken northeasterly margin of Harpeth Parkway East and extends back 152.27 feet on the northwesterly line and 136.7 feet on the northwesterly line and 136.7 feet on the southwesterly line to a dead line in the rear, measuring 70 feet thereon.

Tract 2: Land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the northwesterly corner of Lot 403 on the plan of Harpeth Valley Park, Section 4, of record in Book 3842, page 219, Register's Office for Davidson County, Tennessee; thence north 29 degrees, east 90.27 feet to a point; thence south 73 degrees 09', east 71.61 feet to a point; thence south 29 degrees, west 108.34 feet to a point, the northeasterly corner of said Lot 403; thence north 61 degrees, west 70.0 feet from the beginning, being Parcel "B" on the unrecorded plan of division of reserved parcel of Warner Park Estates Company.

Being the same property conveyed to Albert G. Benneyworth and wife Laura M. Benneyworth by Quit Claim Deed from Laura M. Benneyworth formally known as Laura Mahoney Hodges of record in Instrument No. 20070620-0073768 and Amended and Restated in Instrument No. 20090303-0018906, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 598 Harpeth Parkway East, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with 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, 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 successors, 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 the 14th day of April, 2009.

Albert G. Benneyworth

Laura M. Benneyworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Albert G. Benneyworth and Laura M. Benneyworth, 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 and official seal this 14th day of April, 2009.

My commission expires: 09/25/10

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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