RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-091200997

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090086671 DEEDWARR
Recvd: 12/28/09 11:51 2 pgs
Fees:13.00 Taxes:227.65
20091228-0117228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$61,527.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM F. BURGESS **2631 MASHBURN DRIVE** **NASHVILLE, TN 37210**	**SAME**	**119-10-0-140.00**

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, WE,

MARGARET BENNETT AND MARGARET BENNETT. WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM F. BURGESS AND WIFE, TINA R. BURGESS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 a tract or strip of land marked "reserved" on the Plan of Laurel Acres, as of record in Book 2133, page 48, Register's Office for said County, described as follows:

BEGINNING at a concrete monument set at the Northwest corner of Lot No. 17 on said Plan; thence North 3 degrees 48 minutes East 21 feet to a concrete monument set at the southwest corner of Lot No. 16 on said Plan; thence Southeasterly along the Southerly line of said Lot No. 16, 180 feet to a concrete monument; the beginning of a curve to the left having a radius of 20 feet; thence Northeasterly around said curve 30.7 feet to a concrete monument set in the Westerly margin of Mashburn Drive; thence southerly 58.6 feet to a concrete monument set in said margin of Mashburn Road and at a corner of Lot No. 17 on said Plan; thence Northwesterly with the curve at the Northeast corner of Lot No. 17, having a radius of 20 feet, 30.7 feet to a concrete monument set in the Northerly line of Lot No. 17, 173.6 feet to the point of beginning, together with the following described property.

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the Westerly margin of a 25-feet private road at the Southwest corner of Lot No. 9 on the Plan of Laurel Acres, as of record in Book 2133, page 48, said Register's Office; thence with the Southern boundary line of Lots Nos. 9, 10 and 11 on said Plan South 86 degrees East 434.7 feet to the Northwest corner of Lot No. 13 on said Plan; thence with the Western boundary of Lots Nos. 13, 14, 15 and 16 on said Plan, South 3 degrees 48 minutes West 281.1 feet to the Northeast corner of the property conveyed to the City of Nashville by deed from Edgar Turrentine and wife, of record in Book 2248, page 465, said Register's Office; thence with the Northern boundary line of said City of Nashville property, Westwardly 65 feet to the Northwest corner of said property; thence with the Westerly boundary line of said property, Southwardly 125.8 feet to a point in the Northerly boundary line of the Plan of Mashburn Heights, as of record in Book 1835, page 1, said Register's Office; thence with the same, North 86 degrees, 14 minutes West 369.7 feet, more or less, to the Westerly margin of said private road; thence with the same Northwardly 406 feet, more or less, to the beginning.

Being the same property conveyed to Margaret Bennett and Gerry Bennett, wife and husband, by Judgment Quieting Title to Real Property, Civil Action No. 09-1871-IV, Margaret Bennett, Gerry Bennett and Wells Fargo Bank, N.A. v. James D. Gannon, Sr. and Pura I. Gannon, filed December 4, 2009 in the Twentieth Judicial District of the Chancery Court for the State of Tennessee, effective nunc pro tunc from and after December 23, 2003, and also recorded December 9, 2009 in Instrument Number 20091209-0112618 in the Register's Office for Davidson County, Tennessee. This being the same property previously conveyed to James D. Gannon, Sr. and Pura I. Gannon, as husband and wife, by Warranty Deed from Jerry W. Brown and wife, Sharon R. Brown, dated May 28, 1999 and recorded June 25, 1999 in Book 11542, page 862, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **2631 MASHBURN DRIVE, NASHVILLE, TN 37210**
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 our hands this 23rd day of DECEMBER, 2009.

GERRY BENNETT

MARGARET BENNETT

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 Margaret Bennett and Gerry Bennett, wife and husband, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of DECEMBER, 2009.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010