STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May, 2010.

_____
Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G10-0637D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100031111 DEEDWARR
Recvd: 05/24/10 13:53 2 pgs
Fees:13.00 Taxes:758.50
20100524-0039918

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Denise M. Cosgriff (NAME)	SAME (NAME)	28-149 & 28-166
4672 Grays Point Road (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary E. Bennett, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise M. Cosgriff, unmarried**, 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 the First Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Grays Point Road, said point being westerly 1,817 feet more or less, from the intersecting margin of Marrowbone Lake Road; thence with the said northerly margin of Grays Point Road South 59 degrees 33 minutes West 155.0 feet to a point; thence North 39 degrees 02 minutes West 516.3 feet to a point; thence North 58 degrees 52 minutes West 525.5 feet to a point; thence North 28 degrees 40 minutes East 270.0 feet to a point; thence South 47 degrees 05 minutes East 646.5 feet to a point; thence South 46 degrees 22 minutes East 185.3 feet to a point; thence South 33 degrees 06 minutes East 314.0 feet to the point of beginning, containing 4.76 acres, more or less, according to a survey dated 7/30/83 by Terry W. Jenkins, Tennessee RLS #1389..

BEING the same property conveyed to Mary E. Bennett and John M. Bennett, Jr., wife and husband from Willie Mai Bennett, surviving tenant by the entireties, by Quit Claim Deed dated October 9, 1983, in Book 6155, Page 850, in the Register's Office for Davidson County, Tennessee.

John M. Bennett, Jr. has since died, vesting sole ownership in Mary E. Bennett as surviving tenant by the entirety.

Land in Davidson County, Tennessee, and being Tract 2 on that certain survey dated 07 January 1997, and prepared by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, 326 West Drive, P.O. Box 170, White House Tennessee 37188, and being more particularly described as follows, to-wit:

Tract 2: Beginning at an iron pin set, a corner to John M. Bennett Jr. (deed book 6155, page 850) and being the most northwest corner of this tract; thence, South 21 degrees 48 minutes 07 seconds West for a

distance of 270.00 feet to an iron pin set, a corner to said John Bennett Jr., and in the line of Larry T. Bennett; thence, North 56 degrees 41 minutes 45 seconds West for a distance of 6.50 feet to an iron pin set, corner to said Bennett; thence, South 33 degrees 18 minutes 15 seconds West for a distance of 175.00 feet to an iron pin set, a corner to said Bennett and in the line of Howard E.. Bolton; thence, North 56 degrees 41 minutes 45 seconds West for a distance of 418.03 feet to an iron pin set in the line of said Bolton; thence, North 28 degrees 29 minutes 09 seconds East for a distance of 595.23 feet to an iron pin set by a gate post; thence, South 36 degrees 38 minutes 38 seconds East for a distance of 447.83 feet to the beginning. Said property contains 5 acres more or less.

BEING the same property conveyed to John M. Bennett, Jr. and wife. Mary E. Bennett by Deed dated February 27, 1997, in Book 10369, Page 124, in the Register's Office for Davidson County, Tennessee.

John M. Bennett, Jr. has since died, vesting sole ownership in Mary E. Bennett as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4672 Grays Point Road, Joelton, TN 37080.

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. 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.

Witness my/our hand(s) this 14th day of May, 2010.

×Mary E Bennett
Mary E. Bennett

May 14, 2010
Date

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 Mary E. Bennett, unmarried, 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, this 14th day of May, 2010.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066