BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1031**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/25/2010**, by and between **JBT, Inc., a Florida corporation, a corporation**, parties of the first part, and **Hollis E. Bennett, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, Being in the 6th, formerly 9th Civil District of said County, known as Tract No. 5 on the map showing a Re-subdivision of Lots No. 1 to 6 inclusive, of a part of the J.W. Russworm property on Rose or Rosedale Avenue and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, March 8, 1948, as follows: Beginning at a point in the northerly margin of Rosedale avenue at the common corner of Lots 4 and 5; thence northerly along the line between said lots, 176.5 feet to an iron pin at the common corners of Lots 5 and 6; thence southerly along the line between said lots, 184.4 feet to the northerly margin of Rosedale Avenue; thence easterly along said Avenue, 59 feet to the beginning.

Being the same property conveyed to JBT Inc., a Florida corporation by deed from the Secretary of Veterans Affairs, an Office of the United Sates of America recorded as Instrument No. 200910220097908, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **118-40-37**
X Improved OR
☐ Unimproved property located at: **518 Rosedale Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Tyler Hiatt, Secretary - Treasurer
JBT, Inc., a Florida corporation

BILL GARRETT, Davidson County
Trans:T20100033820 DEEDWARR
Recvd: 06/03/10 14:45 2 pgs
Fees:13.00 Taxes:480.63
20100603-0043138

STATE OF **Tennessee**

COUNTY OF **Davidson**

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler Hiatt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is ~~Secretary~~ Treasurer of JBT, Inc. and as such Treasurer he has the authority to execute this I Warranty Deed for the purposes therein contained.

Witness my hand and Notarial Seal this 25th day of May, 2010..

Notary Public

My Commission Expires: 2/5/11

DAVIDSON COUNTY, TENN. KAREN C. ASPLINT NOTARY PUBLIC AT LARGE

****

Owner's Name: **Hollis E. Bennett**

and Address: **518 Rosedale Avenue, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Pinnacle National Bank
150 3RD AVE. South
Suite 900
Nashville, Tennessee 37201

$129,800

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$410,000.00~~ which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of May, 2010..

Notary Public

My Commission Expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN