BILL GARRETT, Davidson County
Trans:T20100036574 DEEDWARR
Recvd: 06/16/10 14:00 3 pgs
Fees:18.00 Taxes:684.50

20100616-0046808

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $185,000.00.<br><br>William R Peeples<br>**Affiant**<br><br>Subscribed and sworn to before me, this 16th day of June 16, 2010.<br><br>J Brandon Miller<br>Notary Public<br><br>My Commission Expires: 11-22-10 |

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| | | |
|---|---|---|
| Address New Owner As Follows:<br>William R. Peeples and wife,<br>Caroline B. Peeples<br>420 Lynn Drive<br>Nashville, TN 37215 | Send Tax Bills To:<br>Bank of the Ozarks<br>and the Secretary of Housing<br>P.O. Box 8811<br>Little Rock, AR 72231 | Map-Parcel Number:<br><br>132-16-0-108.00 |

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE M. BENTON AND WIFE, DORIS S. BENTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM R. PEEPLES AND CAROLINE B. PEEPLES, HUSBAND AND WIFE, AND RAYMOND EARL PEEPLES AND CAROLYN E. PEEPLES, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 837 on the Plan of Caldwell Hall, Section 13, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence M. Benton and wife, Doris S. Benton by deed dated December 26, 1972, from Gary R. Buchanan and wife, Glenda S. Buchanan, of record in Book 4667, page 466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3300, page 66, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 420 Lynn Drive, Nashville, TN 37211.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 16th day of June, 2010.

Lawrence M. Benton

Lawrence M. Benton

Doris S. Benton

Doris S. Benton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE M. BENTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16th day of June, 2010.

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

405002.1/200736

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DORIS S. BENTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16th day of June, 2010.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011