BILL GARRETT, Davidson County
Trans:T20100080128 DEEDWARR
Recvd: 12/21/10 09:49 2 pgs
Fees:13.00 Taxes:954.60

20101221-0101303

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-091200852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of December, 2010

Notary Public

MY COMMISSION EXPIRES: 10-21-13

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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
P. Laray Rector **119 Chuzzlewit Down** **Brentwood, TN 37027**	Same	**172-01-0A-085.00**

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,

Estate of Janice Ragland Benedict

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

P. Laray Rector, a married man

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 Lot No. 85 on the plan of subdivision of Copperfield as record in Plat Book 6900, page 147, Register's Office of Davidson County, as revised in Plat Book 6900, pages 555-559 and as voided, vacated and superseded in Book 6050, page 488 relative to the re-subdivision of Lots Nos. 85, 86, and 87.

Said Lot No. 85 fronts 82.5 feet on the westerly margin of Chuzzlewit Down, extends back between parallel lines 120' to a dead line on which it measures 82.50 feet.

Being the same property conveyed to Janice R. Benedict, a single person (now deceased as of 12/22/09) by Warranty Deed from Morris W. Thurman, Sr. and Tom Hudgins, tenants-in-common, dated 1/10/92 and recorded 4/2/92 in Book 8591, page 407, Register's Office for Davidson County, Tennessee.

Map Par: 172-01-0A-085.00

Unimproved ( )
This is improved (X) property known as **119 Chuzzlewit Down, Brentwood, TN 37027**
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 17th day of December, 2010.

Kelly Elizabeth Klinzing

Estate of Janice Ragland Benedict
By: Kelly Elizabeth Klinzing, Personal Representative and Heir of the Estate of Janice Ragland Benedict

Heather Kristin Klinzing

Estate of Janice Ragland Benedict
By: Heather Kristin Klinzing, Personal Representative and Heir of the Estate of Janice Ragland Benedict

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Estate of Janice Ragland Benedict, Kelly Elizabeth Klinzing, Personal Representative and Heir of the Estate of Janice Ragland Benedict and Heather Kristin Klinzing, Personal Representative and Heir of the Estate of Janice Ragland Benedict, the bargainor(s) 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 at Smyrna, Tennessee, this 17th day of December, 2010.

Commission Expires: 8/18/12

Notary Public

TONJA COX
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY