BILL GARRETT, Davidson County
Trans:T20100080977 DEEDWARR
Recvd: 12/23/10 14:21 2 pgs
Fees:13.00 Taxes:444.00
20101223-0102279

# WARRANTY DEED

G-STM-10-612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Betty J. Gunter
Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
Exp. 12-03-13 (AFFIX SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBER |
|---|---|---|
| Thomas M. Gunter | Thomas M. Gunter | |
| 612 Hamblen Drive | (NAME) 612 Hamblen Drive | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Madison, TN 37115 | 33-15-69.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAYMOND LEE BENNETT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS M. GUNTER AND WIFE, BETTY J. GUNTER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 126 ON THE PLAN OF PRIMROSE ACRES, SECTION 2, OF RECORD IN BOOK 2900, PAGES 43 AND 44, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 126 FRONTS 154.8 FEET ON THE EASTERLY SIDE OF HAMBLEN DRIVE AND EXTENDS BACK 354.4 FEET ON THE NORTHERLY LINE AND 336.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 82.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LUCIEN DALE, TRUSTEE TO RAYMOND LEE BENNETT AND WIFE, MAURINE F. BENNETT AS RECORDED ON THE 1ST DAY OF APRIL, 1992 IN DEED BOOK 8590, PAGE 217 AND WARRANTY DEED FROM BILLY GENE LAMBERTH AND WIFE, JUANITA LUTTRELL LAMBERTH TO RONALD LEE BENNETT AND WIFE, MAURINE F. BENNETT AS RECORDED ON THE 3RD DAY OF MAY, 1966 IN DEED BOOK 4012, PAGE 863, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RONALD LEE BENNETT AND RAYMOND LEE BENNETT BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2900, PAGES 43 AND 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 612 Hamblen Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of December, 2010.

Raymond Lee Bennett by Billy Raymond Bennett Attorney In Fact
Raymond Lee Bennett by Billy Raymond Bennett, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of December, 2010, before me personally appeared Billy Raymond Bennett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Raymond Lee Bennett, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Raymond Lee Bennett, unmarried.

Witness my hand and official seal, this the 20th day of December, 2010.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903