WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014774 DEEDWARR
Recvd: 03/11/11 13:52 2 pgs
Fees:13.00 Taxes:388.50
20110311-0019573

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-8-12

(AFFIX SEAL)

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Ferguson	NEW OWNER	51-1/45
(NAME)	(NAME)	
939 Due West Valley Drive		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marvin L. Bennett and wife, Martha J. Bennett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Ferguson and Alice M. Dorsey, as joint tenants with the specific right of survivorship, 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 more particularly described as follows:

BEGINNING at a point in the westerly margin of Due West Valley Drive 500.0 feet south of Due West Avenue; thence, with the said westerly margin of Due West Valley Drive, South 10 degrees 02 minutes East 300.20 feet to a point; thence, with the southerly line of this described lot and the northerly line of the property found in Deed Book 4241, Page 666, Register's Office for Davidson County, Tennessee, North 88 degrees 56 minutes WEst, 435.17 feet to a point; thence, with the westerly line of this described lot, North 10 degrees 00 West, 300.20 feet to a point; thence with the northerly line of this described tract with a curve to the left having a radius of 6284.65 feet, a distance of 435.26 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Marvin L. Bennett and wife, Martha J. Bennett by deed from Rosa Lee Bennett of record in Book 10157, Page 97, Register's Office, Davidson County, Tennessee.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH PERFORMED.

unimproved ☐

This is improved ☑ property, known as 939 Due West Valley Drive, Madison, TN 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 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 8th day of March, 2011.

Marvin L. Bennett

Martha J. Bennett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of March, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marvin L. Bennett and Martha J. Bennett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-8-12

Notary Public

FRANKLIN TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON