THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Steven Ira Benn
2156 Timberwood Drive
Nashville, TN 37215

MORTGAGEE:
Sovran Mortgage Corporation

1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 144-10
PARCEL 49
FH-4395

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Beard and wife, Patricia R. Beard hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven Ira Benn and wife, Jo Ellen Benn hereinafter called the Grantee, Grantee's 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. 67 on the plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

SAID Lot No. 67 fronts 196.0 feet on the northerly margin of Timberwood Drive and extends back 300.0 feet on the easterly line and 206.3 feet on the westerly line to a dead line in the rear, measuring 160.0 feet thereon.

Being the same property conveyed to Robert W. Beard and wife, Patricia R. Beard by deed from Damon Beard and wife, Mary McGavock Beard of record in Book 7124, page 114, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2542, page 25, said Register's Office, and to the matters set forth in the above referenced plan of record.

3051

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6306 05/15 0101 03CHECK 534.50

This is (xx) improved property, known as 2156 Timberwood Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of May, 19 89.

Patricia R. Beard

Patricia R. Beard

Robert W. Beard

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 12th day of May, 19 89, before me personally appeared Robert W. Beard and wife, Patricia R. Beard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

Jo Ellen Benn
Affiant

Subscribed and sworn to before me, this the 12th day of May, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Dunn
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**WARRANTY DEED**

from:
Robert W. Beard and wife, Patricia R. Beard

to:
Steven Ira Benn and wife, Jo Ellen Benn

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 190000.00
CON TX 528.00
PRFEE 0.50
WDEED 6.00
TOTAL ~~534.50~~
CHECK ~~534.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/15/89 01 14:45 0001 6306

3305.1.

IDENTIFICATION REFERENCE

MAY 15 2 03 PM '89

FELIX Z. WILSON, II REGISTER

No. 209732