4-4064

BOOK 9314 PAGE 452

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 14th day of April 19 94

My commission expires: 12/8/96 (Affix Seal)

X Kelly Benton
Affiant

Notary Public

BORIS M. FREEMAN
NOTARY AT LARGE
Exp. 12/8/96
SUMNER COUNTY
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kelly Benton	CENTURY MORTGAGE CORP.
139 EAGAN CIRCLE	TWO INTERNATIONAL DRIVE
STREET ADDRESS: MADISON, Tennessee 37115	STREET ADDRESS: NASHVILLE, TN 37217
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO.: MAP 43-12 PARCEL 38	

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, Charles D. Stephens and wife, Martha R. Stephens

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kelly Benton, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 36 and part of Lot No. 35 Block "B" on the plan of the Revised Plan of Mystic Faces Subdivision of record in Plat Book 1424 at page 107 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles D. Stephens and wife, Martha R. Stephens by deed recorded in Book 6994 at page 745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

39830

94 APR 18 AM 8:08

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

REC'D 04/18 0101 03CHECK 179.20

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS IS _____ IMPROVED PROPERTY KNOWN AS 139 EAGAN CIRCLE, MADISON, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand s this 14th day of April, 19 94

Charles D. Stephens

Martha R. Stephens

State of Tennessee
County of Sumner

BOOK 9314 PAGE 453

On this 14th day of April, 19 94, before me personally appeared Charles D. Stephens and wife, Martha R. Stephens to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

12/ 8/96

DORIS M. FREEMAN NOTARY AT LARGE Exp. 12/8/96 SUMNER COUNTY STATE OF TENNESSEE

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

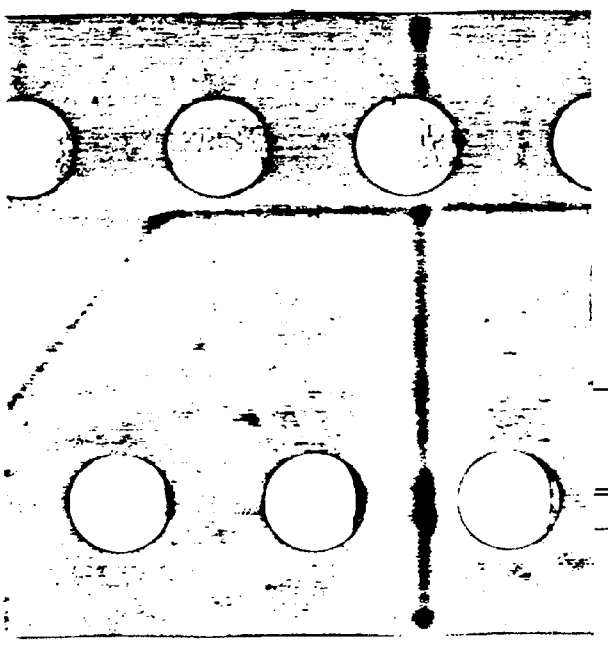
Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9314 PAGE 454

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20
CHECK 179.20

04/18/94 01 08:09 0001 4862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39830

IDENTIFICATION REFERENCE

94 APR 18 AM 8:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780046