51169

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 APR 13 AM 10: 59

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36273
Dav. Co. File: Box 8

BOOK 9644 PG 540

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catherine H. Benoist 1105 Gateway Lane Nashville, TN 37220	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 131-16-64 OH 10825

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, the undersigned **Thomas Lee Flora and spouse, Mary Kemp Flora,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine H. Benoist, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 of Block D on the Map of First Addition to Gateway Acres, of record in Book 1424, page 9, Register's Office for said County.

Said Lot No. 2 of Block D fronts 191.7 feet on the southerly margin of Gateway Lane and extends back 243.5 feet on the easterly line and 235.6 feet on the westerly line to a dead line in the rear, measuring 224.2 feet thereon.

BEING the same property conveyed to Thomas Lee Flora and spouse Mary Kemp Flora of record in Book 8477, page 383, Register's Office for Davidson County.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 1066 Page 402, and Book 1300, page 211 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1105 Gateway Lane, Nashville, TN 37220

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 10th day of April, 1995.

BOOK 9644 PG 541

Thomas Lee Flora **Mary Kemp Flora**

State of Tennessee
County of Davidson

On this 11th day of April, 1995, before me the undersigned authority, personally appeared **Thomas Lee Flora**, 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 the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

On this 10th day of April, 1995, before me the undersigned authority, personally appeared **Mary Kemp Flora**, 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 the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205000.00

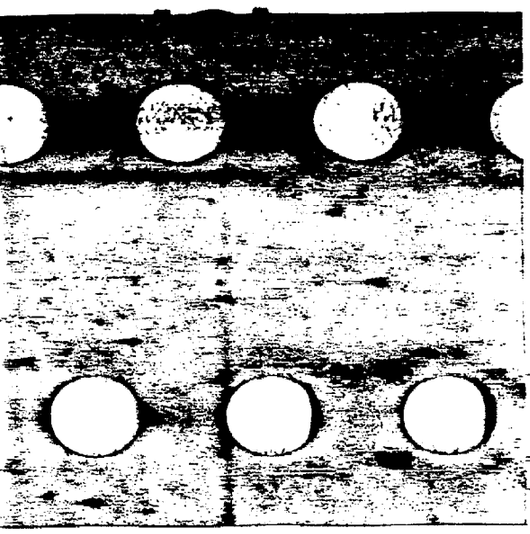
Affiant

Sworn and subscribed before me on the 10th day of April, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 7/27/96

My Commission Expires: _____ Notary Public

457 04/13 0101 03CHECK 767.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9644 PG 542

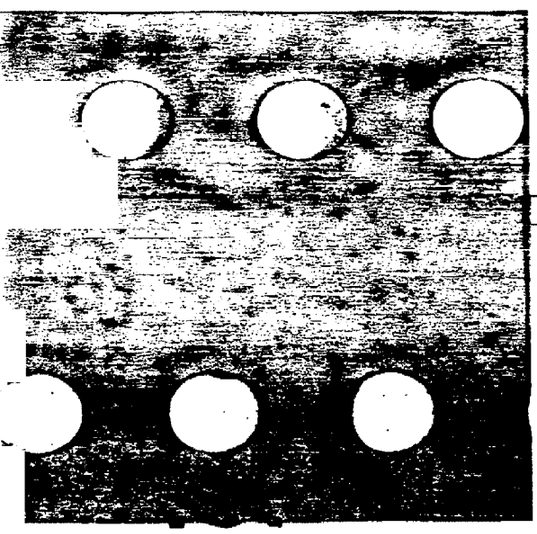
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	AMT
	205000.00
CON TX	758.50
PRFEE	1.00
WDEED	8.00
TOTAL	767.50
CHECK	767.50

04/13/95 01 10:59 0001 0457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



51169

IDENTIF. ↑ REFERENCE

95 APR 13 AM 10:5

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 899945