50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9694 PG 228

ADDRESS NEW OWNER:
Jodie Beneke
114 Blackburn Drive
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP AND PARCEL:
MAP 130-1
GROUP
PARCEL 145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Reber M. Boult and wife, Jennifer R. Boult, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jodie Beneke,an unmarried person, hereinafter called the Grantee, her 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. 66 in the Bransford Realty Company's Belle Meade Golf Links Subdivision, on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 66 fronts 60 feet on the west side of Blackburn Avenue and extends back in a westerly direction between parallel lines 190 feet to a dead line.
>
> Being the same property conveyed to Reber M. Boult and wife, Jennifer R. Boult by deed from Paul S. Davidson and wife, Rebecca G. Davidson, as of record in Book 7772, page 796, Register's Office for Davidson County, Tennessee.

This is improved property known as 114 Blackburn Drive, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

Subject to Metropolitan Government 1995 property taxes and subsequent years thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jodie Beneke,an unmarried person, her heirs and assigns, forever; and we, Reber M. Boult and wife, Jennifer R. Boult, do covenant with the said Grantee 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of May, 1995.

Reber M. Boult

Jennifer R. Boult

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Reber M. Boult and wife, Jennifer R. Boult, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 131,500.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of May, 1995.

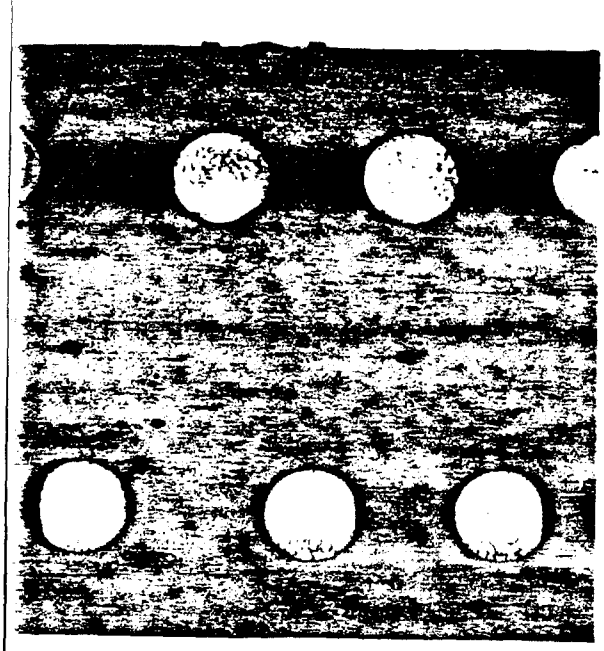
NOTARY PUBLIC

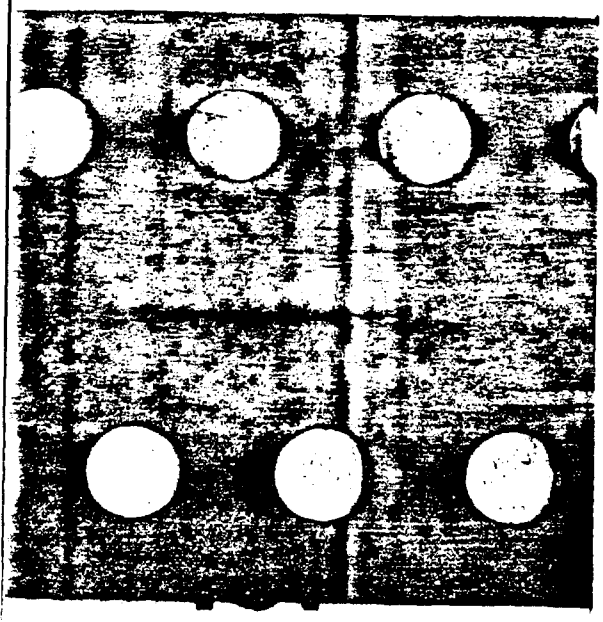
My Commission Expires: Nov. 20, 1996

0067825
IDENTIF. ↑ REFERENCE

95 JUN -7 PM 1:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8753 06/07 0101 03CHECK 495.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9694 PG 230

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
131500.00
CON TX 486.55
PRFEE 1.00
WDEED 8.00
TOTAL 495.55
CHECK 495.55
06/07/95 01 13:28 0001 8753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067825
IDENTIF. # REFERENCE

95 JUN -7 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918037