BOOK 9922 PG 60

29

STATE OF TENNESSEE 6454-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00
Ruth Ann Benson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 96
Helen N. Wright
Notary Public
MY COMMISSION EXPIRES: 11-20-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Ann Benson	America's Wholesale Lender	162-16-A-77CO
(NAME)	(NAME)	
2 Ash Court	155 N. Lake Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Pasadena, California 91109	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jeanette G. Bebout and husband, David L. Bebout

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Ann Benson, unmarried

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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 2, Building 16, shown on the Plan of Mill Creek Club Condominiums, Phase 1, Section 1, as of record in Book 4860, page 11, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to David L. Bebout and wife, Jeanette G. Bebout by deed from John M. Harper, a widower, filed of record in Book 9888, page 32, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2 Ash Court, Antioch, TN 37013

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 their hand s this 18th day of January, 19 96.

Jeanette G Bebout
Jeanette G. Bebout

David L. Bebout
David L. Bebout

6454-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Jeanette G. Bebout and husband, David L. Bebout the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 18th day of January, 19 96.

My commission expires 11-20-96

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

0112221

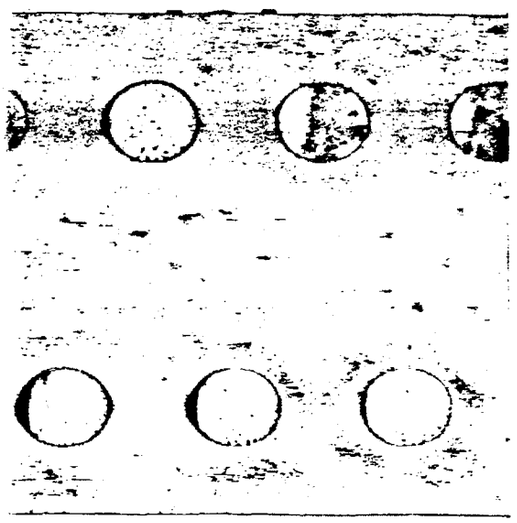
IDENTIFICATION REFERENCE

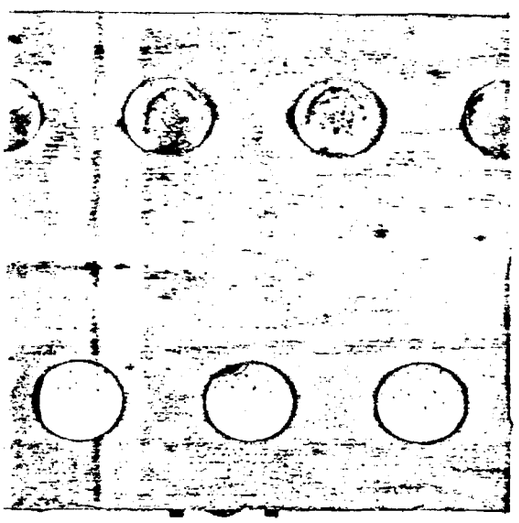
96 JAN 19 AM 8:40

TENNESSEE REAL ESTATE TRANSFER TAX

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS

1977.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9922 PG 62

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	51000.00
CON TX	138.70
PRFEE	1.00
WDEED	8.00
TOTAL	197.70
CHECK	197.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142221

IDENTIFICATION REFERENCE

95 JAN 19 AM 8:40

DAVIDSON COUNTY, TN

No. 997547