BOOK 10263 PG 693

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,500.00

Lisa K. Bendorf
Affiant

Subscribed and sworn to before me, this 22 day of November, 1996

Notary Public
My commission expires 5/8/99

NOTARY PUBLIC AT LARGE

Address of New Owner:
Kevin D. Bendorf
Lisa K. Bendorf
5913 Retriever Ct.
Antioch, TN 37013

Send Tax Bills to:
Fleet Mortgage Corp.
P. O. Box 100562
Florence, SC 37013

Tax Information
172-08-A-64

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, David W. Yates, a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Kevin D. Bendorf and wife, Lisa A. Bendorf, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Plan of Hunters Branch, Section 2B, of record in Plat Book 6900, page 337, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 95.72 feet on the westerly margin of Retriever Court and runs back 142.86 feet on the southerly line and 134.93 feet on the northerly line to a line in the rear, which measures 40.00 feet thereon.

Being the same property conveyed to David W. Yates and wife, Susan McLean Yates, by deed from Philhall Corporation, a Tennessee corporation, of record in Book 7341, page 657, Register's Office for Davidson County, Tennessee; and conveyed to David W. Yates by Quitclaim Deed from Susan McLean Yates of record in Book 8599, page 674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1)Taxes for the year 1997, and subsequent years, which are not yet due and payable. 2)Covenants, conditions, restrictions, reservations, easements, liens, for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6601, Page 7, and in any allied instrument(s) referred to in said restrictions. 3)All matters shown on Plan of Hunters Branch recorded in Book 6900, Page 337. 4)Articles of Incorporated of Hunter's Branch Homeowners' Association, of record in Book 6632, page 425. 5)By-Laws of Hunter's Branch Homeowners' Association, of record in Book 6632, page 429. 6)Sanitary sewer and/or storm drainage easement of record in Book 7492, page 583.

This is improved property, located at 5913 Retriever 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 22nd day of November, 1996.

David W. Yates

Roberta V. Yates
Who joins in this conveyance for the
Sole purpose of conveying any marital
Interests she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Yates and wife, Roberta V. Yates, 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 Brentwood, Tennessee, this 22nd day of November, 1996.

Notary Public

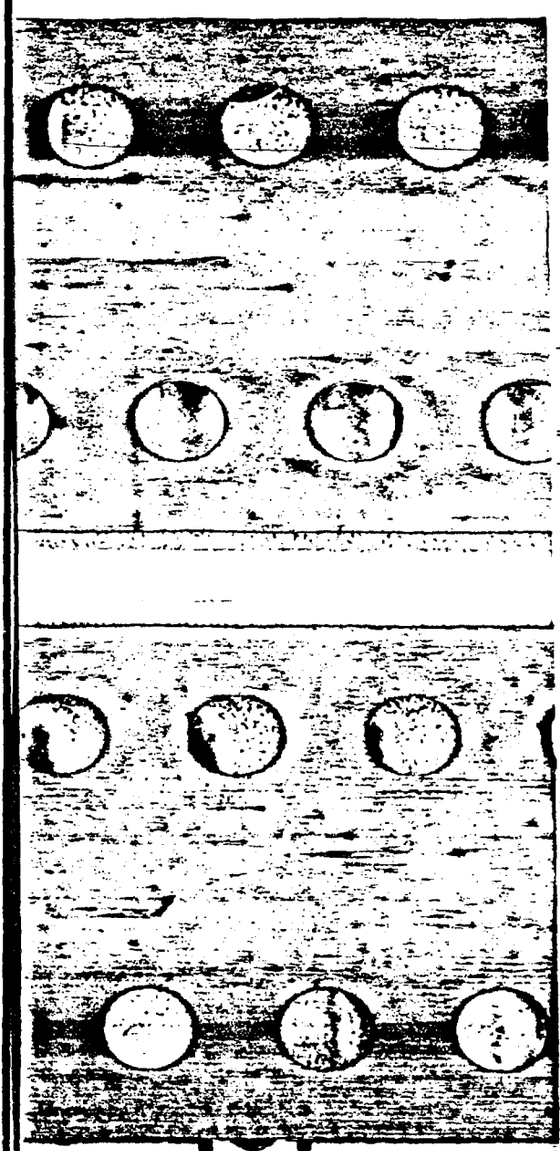
My Commission expires: 5/8/99



0249484
IDENTIF. ↑ REFERENCE

96 NOV 25 AM 8:13
DAVIDSON COUNTY, TN.

8593 11/25 0101 03CHECK 421.55



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

RECEIVED OF _____

FOR _____

BOOK 10268 PG 695

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 111500.00
				CON TX 412.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 421.55
				CHECK 421.55
11/25/96	01			08:13 0001 8593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249484 IDENTIF. ← REFERENCE

96 NOV 25 AM 8:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1091291