BOOK 10519 PG 990

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.00

David A. Benton
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 26th day of June 1997

Notary Public

My Commission Expires: 11, 22, 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DAVID A. BENTON 1426 Greenwood Avenue Nashville, Tennessee 37206	BILTMORE MORTGAGE CORPORATION 4301 Hillsboro Road Suite 300 Nashville, Tennessee 37215	MAP 83-2 PARCEL 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY ONE THOUSAND AND NO/100---------- ($ 81,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , JERRY WHITAKER AND WIFE, TONYA WHITAKER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID A. BENTON, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Plan of Sharpe and Horn's Subdivision of Elwood Place Eastland as of record in Plat Book 332, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Jerry Whitaker and wife, Tonya Whitaker, by deed from Anthony L. Vanatta and wife, Sandra A. Vanatta, of record in Book 8777, page 613, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 0323577

97 JUL -7 PM 12:04 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 1426 Greenwood Avenue, Nashville, Tennessee 37206

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sharpe & Horn's S/D of Elwood Place Eastland of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of June, 19 97

JERRY WHITAKER

TONYA WHITAKER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY WHITAKER AND WIFE, TONYA WHITAKER, 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 this 26th day of June, 19 97.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

1464 07/07 0101 03CHECK 308-70

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

RECEIVED OF _____

FOR _____

BOOK 10519 PG 992

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 81000.00
				CON TX 299.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 308.70
				CHECK 308.70
			07/07/97 01	12:03 0001 1464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0323577
IDENTIFICATION REFERENCE

97 JUL -7 PM 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1171229

VOID

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BOOK 10519 PG 994

BOOK 10519 PG 995

BOOK 10519 PG 996

BOOK 10519 PG 997

BOOK 10519 PG 998

BOOK 10519 PG 999

7/7/97

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