BOOK 10729 PG 557

0382472

IDENTIFICATION REFERENCE

97 DEC 19 PM 3:55

REGISTER

DAV. CO. TN.

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

W & I Ref: (cmw) Title No: 39451
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Stephen Bennett Charles Donald Bennett Shawn E. Kudrik 402 South 11th Street Nashville, TN 37206	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 83-13-80 18W 13190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 116250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya Pike, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Stephen Bennett and Shawn E. Kudrik, a one half undivided interest as joint tenants, with rights of survivorship; and to Charles Donald Bennett, a one-half undivided interest, said half interests as to each other to be held as tenants in common,** 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. 16 on the Plan of Hanner's Addition to East Nashville of record in Chancery Court Plan Book 2, page 43, said Register's Office.

SAID Lot No. 16 fronts 50.0 feet on the westerly margin of South 11th Street and extends back between parallel lines 205.0 feet to an alley.

BEING the same property conveyed to Tonya Pike, unmarried, by deed from Jon Hasenfuss and Doris Sutliff, both unmarried, of record in Book 9785, page 472, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

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

This is improved property, known as: 402 South 11th Street, Nashville, TN 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, 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 18th day of December, 1997.

Tonya Pike

State of Tennessee
County of Davidson

On this 18th day of December, 1997, before me the undersigned authority, personally appeared **Tonya Pike**, 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. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 116250.00

Mark Stephen Bennett
Affiant

Sworn and subscribed before me on the 18th day of December, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

3770 12/19 0101 03CHECK 429.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10729 PG 559

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
116250.00
CON TX 430.13
PRFEE 1.00
WDEED 8.00
TOTAL ~~439.13~~
CHECK ~~439.13~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/97 01 15:43 0001 3770

0382472
IDENTIF. & REFERENCE

97 DEC 19 PM 3:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1234503