PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (PWJr/fs) Title No: 39645
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara W. Benninger 4712 Terragon Trail Antioch, TN 37013	GE Capital Mortgage Services 4680 Hallmark Pky. San Bernandino, CA 92407

TAX MAP-PARCEL NUMBERS: 148-08-169, 2DU 68841

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 65,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rodney Moore, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara W. Benninger, unmarried,** 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. 3 on the Plan of Terragon Trails of record in plat Book 5200, Page 18, Register's Office for said County.

SAID Lot No. 3 fronts 69.40 feet on the broken northwesterly margin of Tarragon Trail and extends back 115.36 feet on the northeasterly line and 112.83 feet on the southwesterly line to a dead line in the rear, measuring 75.46 feet thereon.

BEING the same property conveyed to Rodney Moore by deed from Stephanie M. Putnam now known as Stephanie M. Putnam Rust, married of record in Book 9906, Page 15, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 18, said Register's Office, which Plan shows a 20 foot minimum building setback line from Terragon Trail and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.; Restrictive covenants of record in Book 5179, Page 214, said Register's Office.

Part of the consideration for this transfer is the agreement of the Grantee to assume the indebtedness secured by a Deed of Trust of Record in Book 7183, Page 284, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4712 Terragon Trail, 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, 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 21st day of July, 1998.

Rodney Moore

State of Tennessee
County of Davidson

On this 21st day of July, 1998, before me the undersigned authority, personally appeared **Rodney Moore**, 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.

My Commission Expires: _____ Notary Public

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

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: $ 65,000.00

Affiant

Sworn and subscribed before me on the 21st day of July, 1998.

My Commission Expires: _____ Notary Public

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

7158 07/23 0101 03CHECK 251.50

04 0 0 8 6 4 0
IDENTIF. # REFERENCE

98 JUL 23 AM 11:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11032 PAGE 85

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 65000.00	
			CON TX 240.50	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			CFEE 2.00	
			TOTAL 253.50	
			CHECK 253.50	
07/23/98	01	11:50 0001	7158	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465820
IDENTIF. ← REFERENCE
98 JUL 23 AM 11:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

VOID
CFEE 2.00
~~TOTAL 2.00~~
~~CHECK 2.00~~

07/23/98 01 11:51 0001 7159

TOTAL 251.50

No. 1322813