0514959

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
IDENTIF. # REFERENCE File #98-1956

98 NOV 19 PM 4:00

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher C. Benec,** and wife **Jennifer Benec**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Evans, and wife Christina Evans**, 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. 36 on the Final Plat of Magnolia Place, A Planned Unit Development, as of record in Book 7900, Page 729, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher C. Benec and wife Jennifer Benec by deed if record in Book 9830, Page 710, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

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This is improved property, known as: 817 Magnolia Court East, Nashville,, TN 37221

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 11th day of November, 1998

Christopher C. Benec

Jennifer Benec

State of Texas)
County of Tarrant)

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On this the 11th day of November, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Christopher C. Benec and Jennifer Benec**, the bargainor(s), 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.

F. SCOTT MACALUSO
#01136433-8
Notary Public
STATE OF TEXAS
Commission Expires 09/28/02

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$169,500.00**.

Affiant

Sworn and subscribed before me on this the 11th day of November, 1998.

F. SCOTT MACALUSO
#01136433-8
Notary Public
STATE OF TEXAS
Commission Expires 09/28/02

Notary Public

My Commission Expires: _____

9597 11/ 0101 03CHECK 638-15

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Todd Evans 817 Magnolia Court E. Nashville,, TN 37221	Guaranty Trust 3319 West End Ave, Ste 110 Nashville, TN 37203	142-11-B-36CO

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

RECEIVED OF _____

FOR _____

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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	169500.00
			CON TX	627.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	638.15
			CHECK	638.15
11/19/98	01			16:01 0001 9597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514959
IDENTIF. & REFERENCE

98 NOV 19 PM 4:00
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374658