*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Rceen Taylor
1372 Bellshire Terrace Drive
Nashville, TN 37207

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 92-10
PARCEL 72
11W-75670

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harold L. Benson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rceen Taylor, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 34, on the Plan of Charlotte Heights, of record in Book 57, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold L. Benson, by deed from Mary D. Sherman of record in Book 5599, Page 510, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Arnithea D. Benson joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 519 31st Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rceen Taylor, unmarried, her heirs and assigns, forever; and we, Harold L. Benson and wife, Arnithea D. Benson do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 DEC 10 AM 9:16
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

052330
IDENTIF. ➔ REFERENCE

Witness our hands this the 18th day of November, 1998. BOOK 11246 PAGE 17

Harold L. Benson

Harold L. Benson

Arnithea D. Benson

Arnithea D. Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold L. Benson and wife, Arnithea D. Benson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of November, 1998.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,[illegible]

AFFIANT

Subscribed and sworn to before me this 9th day of ~~November~~ December, 1998.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

8452 12/10 0101 03CHECK 78.90

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

RECEIVED OF _____

FOR _____

BOOK 11246 PAGE 18

| | | |
|---|---|---|
| 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 18350.00
MOR TX 67.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 78.90
CHECK 78.90

12/10/98 01 09:17 0001 8452

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0523307
IDENTIF. ↑ REFERENCE

98 DEC 10 AM 9:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1383431