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Realty 401

PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 40602
Dav. Co. File: Box 8

99 JAN -8 PM 12:10
BILL GARNER REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

05344711

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Traian Benchea Doreen S. Benchea ~~414 Clifton Place~~ ~~Nashville, TN 37215~~ 1260 W Hickory Springs Ct Brentwood TN 37027	**SAME** Freeman Webb Mortgage Corp. 545 Mainstream Drive Nashville TN 37228

TAX MAP-PARCEL NUMBERS: 131-6-D-414

WARRANTY DEED

0369 01/08 0101 03CHECK 599.30

FOR AND IN CONSIDERATION of the sum of **$ 159,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald L. Morris and spouse, Juliana M. Morris,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Traian Benchea and spouse, Doreen S. Benchea,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 414 of Burton Hills Townhomes Village of Belair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Book 6250, Page 284, and in Book 6690, Page 70, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited elements of the condominium.

BEING the same property conveyed to Donald L. Morris and wife, Juliana M. Morris by deed from Burton Hills Properties, a Kentucky General Partnership of record in Book 6706, Page 420, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 284, and as further set out in Exhibit "C" to the Master Deed and By-Laws in Book 6690, Page 70, said Register's Office, to which Plan and Exhibit reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6690, Page 70, Book 6690, Page 119, Book 6911, Page 827, Book 6778, Page 532, Book 6778, Page 536, Book 7046, Page 520, as amended in Book 7076, Page 691, Book 7146, Page 188, Book 6326, Page 588, Book 6517, Page 522, and Book 6691, Page 593, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 414 Clifton Place, Nashville, TN 37215

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 4th day of January, 1999.

Donald L. Morris
Donald L. Morris

Juliana M. Morris
Juliana M. Morris

State of Tennessee
County of Davidson

On this 4th day of January, 1999, before me the undersigned authority, personally appeared **Donald L. Morris** and **Juliana M. Morris**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,000.00

Affiant

Sworn and subscribed before me on the 5th day of January, 1999.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: My Commission Expires: 1-28-2000

Notary Public

WIdoc: Deed Wty—12192

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

053447.1

IDENTIF. A REFERENCE

99 JAN -8 PM 12:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 599.30
CHECK 599.30

01/08/99 01 12:07 0001 0369

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409740