WARRANTY DEED

BOOK 11298 PAGE 517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: July 6, 1999
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fletcher Pat Hatch	Same	142-6A
(NAME)	(NAME)	
1308 Falkirk Court		68CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Johnna Benedict

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fletcher Pat Hatch and wife, Linda Hatch

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Devon Park Phase Two of record in Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnna Benedict by deed from Mark B Carr and wife, Joy C Carr of record in Book 10230, page 883, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6176, page 7, Book 6967, page 156 and Book 6541, page 542, said Register's Office.

This conveyance is subject to any and all existing easements of record.

053131

99 JAN 14 PM 3:30
DAVIDSON COUNTY REGISTER

MAP-PARCEL NUMBER & REFERENCE

unimproved ( )
This is improved (X) property, known as 1308 Falkirk Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their 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 MY hand this 11th day of January 19 99

Johnna Benedict

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnna Benedict

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of January, 1999.

Commission expires ~~May 2, 2001~~ 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires NOV. 27, 1999

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 _____

My commission expires _____

Notary Public

3135 01/14 0101 03CHECK 1195.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11298 PAGE 519

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

0537131

IDENTIF. & REFERENCE

99 JAN 14 PM 3:30

DAVIDSON COUNTY TENN.

CAMT	320000.00
CON TX	1184.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1195.00
CHECK	1195.00

01/14/99 01 15:29 0001 3135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412576