This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11514 PG. 624

ADDRESS NEW OWNER:
Michael L. Williams & Kimberly R. Davis
5904 Kinsdale Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CTX Mortgage Company
P. O. Box 199000
Dallas, TX 75219-9000

MAP **172-8**
GROUP
PARCEL **27**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher J. Benner and wife, Kathleen Ann Clippinger Benner** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael L. Williams and Kimberly R. Davis, as joint tenants with right of survivorship**, 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. 116 on the Plan of Forest Acres Estates, Section I, of record in Book 3700, page 2, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Christopher J. Benner and wife, Kathleen Ann Clippinger Benner by deed from Raymond M. Inman and wife, Synnove L. Inman of record in Book 10168, page 759, Register's Office for Davidson County, Tennessee.

5919 06/07 0101 03CHECK 429.10

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 5904 Kinsdale Drive, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05996289
RECORDED FOR REFERENCE
99 JUN-7 AM10:42
REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 26th day of May, 1999.

Christopher J. Benner

Kathleen Ann Clippinger Benner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher J. Benner and wife, Kathleen Ann Clippinger Benner**, the bargainors, 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 this 26th day of May, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

AFFIANT 5/26/99

Subscribed and sworn to before me on this 26th day of May, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11514 PG. 626

0596289

99 JUN -7 AM 10:42

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	113000.00
CON TX	416.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	429.10
CHECK	429.10

06/07/99 01 10:45 0001 5919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470414