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00034416

IDENTIFICATION REFERENCE

99 JUN 24 AM 10:4[illegible]

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41002
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Chris Kim
Tamara Kim
724 Magnolia Trail
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:

SunTrust Bank, Nashville, N.A.
201 Fourth Avenue N/ 7th Floor
Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 142-11-B-13

WARRANTY DEED

[illegible] 0101 CUSTOM 743.90

FOR AND IN CONSIDERATION of the sum of **$ 197000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Beth Franko Bennett and spouse, Phillip L. Bennett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chris Kim and spouse, Tamara Kim,** 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. 13 on the Plan of Magnolia Place of record in Book 7900, page 729, Register's Office for said County.

SAID Lot No. 13 fronts 48.71 feet on the southerly margin of Magnolia Trail and extends back 111.01 feet on the easterly line and 107.68 feet on the westerly line to a broken line in the rear, measuring 75.61 feet thereon.

BEING the same property conveyed to Mary Beth Franko Bennett, married, by deed from Jerome Rosenblum and Fred Yazdian of record in Book 10444, page 891, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 729, said Register's Office, which Plan shows a 20 foot minimum building setback line from Magnolia Trail, together with additional setback designations and two 2.5 X 25 foot utility anchor easements located on both front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9367, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Mary Beth Franko Bennett by Phillip L. Bennett as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 724 Magnolia Trail, 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 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 23rd day of June, 1999.

Mary Beth Franko Bennett

Mary Beth Franko Bennett, By: Phillip L. Bennett, Atty-In-Fact

Phillip L. Bennett

Phillip L. Bennett

State of Tennessee
County of Davidson

On this 23rd day of June, 1999, before me the undersigned authority, personally appeared **Phillip L. Bennett**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 197000.00

Affiant

Sworn and subscribed before me on the 23rd day of June, 1999

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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 **Phillip L. Bennett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Beth Franko Bennett**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary Beth Franko Bennett and Phillip L. Bennett

TO: Chris Kim and Tamara Kim

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Phillip L. Bennett

Phillip L. Bennett, Affiant

Sworn to and subscribed before me this

23rd day of June, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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

0603416

IDENTIFICATION REFERENCE

99 JUN 24 AM 10:46

CAMT
157000.00
CON TX 729.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 743.90
CHECK 743.90

06/24/99 01 10:51 0001 3608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482131