BOOK 11572 PAGE 469

WARRANTY DEED

1

File No: 00292231

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher J. Benner	Guaranty Trust	Map 115-7
[NAME]	[NAME]	
753 West Meade Drive	3319 West End Ave.	Parcel 46
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Nashville, TN 37215	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

William C. Shadburne and Jessica D. Shadburne

have this day bargained and sold, and do hereby transfer and convey unto the said Christopher J. Benner and wife, Kathy A. Benner the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 220,000.00

Subscribed and sworn to before me, this the 13TH day of JULY, 19 99

My Commission Expires: [Affix Seal]

x _____
Affiant

_____
Notary Public Eric York

unimproved ( )
This is improved (X) property known as 757 West Meade Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 13TH day of JULY, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William C. Shadburne

Jessica D. Shadburne

William C. Shadburne

Jessica D. Shadburne,

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Eric York, a Notary Public in and for said County and State William C. Shadburne and Jessica D. Shadburne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 13TH day of JULY, 19 99.

Notary Public
Eric York

Commission expires _____

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of West Meade Estates, Section Four, of record in Plat Book 3300, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William C. Shadburne and wife, Jessica D. Shadburne, by deed from Felix R. Dowsley III and wife, Allison S. Dowsley, of record in Book 9406, page 593, Register's Office for Davidson County, Tennessee.

06111586
99 JUL 14 PM 2:38

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

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06111586

INDEXING REFERENCE

99 JUL 14 PM 2:38

[illegible]

[illegible] 14 99 02 14:51 BOOK 2381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490719