RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) SP38187 FILE BOX "7"

BOOK 11694 PAGE 166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Michelle K. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF SEPTEMBER, 1999

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
BRADLEY JAMES BATES et ux
4402-B Hunt Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
FT Mortgage Co.
P.O. Box 146
Memphis, TN 38101

MAP-PARCEL #
131-7-172
16DA 40504

FOR AND IN 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, EDWIN WELBURN BENSON, JR., AND WIFE, JAMIE PARKS BENSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY JAMES BATES AND WIFE, MICHELLE K. BATES**

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, TN, being Lot No. 17B on the Plan of Zone Lot Division of Lot 17 of Part One, Hunt Terrace, of record in Plat Book 1130, Page 53 and amended in Book 6250, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Edwin Welburn Benson, Jr., and wife, Jamie Parks Benson by deed from Margaret Thomas, unmarried, of record in Book 9334, Page 589, Register's Office for Davidson County, Tennessee.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 6250, PAGE 961, AND ALL MATTERS SHOWN ON THE PLAN OF RECORD.

Unimproved ( )
This is improved (X) property, known as **4402-B Hunt Place, Nashville, Tennessee 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 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 OUR HANDS THIS THE 30th DAY OF SEPTEMBER, 1999.

Edwin Welburn Benson

EDWIN WELBURN BENSON, JR.

Jamie Parks Benson

JAMIE PARKS BENSON

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

99 OCT -7 AM 9:41

0611490

REGISTER

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 EDWIN WELBURN BENSON, JR., AND WIFE, JAMIE PARKS BENSON, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 5/26/03

NOTARY PUBLIC AT LARGE

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 1999.

_____
NOTARY PUBLIC
My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11694 PAGE 168

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

0644112

99 OCT -7 PM 3:41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525095