WARRANTY DEED

KEVIN C MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp 11/27 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 1999
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 310, Nashville, Tennessee 37215

ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul E. Benovich	Fifth Third Bank, Kentucky Inc	MAP 83-5
(NAME)	(NAME)	
1201 Calvin Avenue	250 W. Main Street	PARCEL 312
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lexington, KY 40507	
(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, Mark P. Wallenhorst, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Benovich and wife, Stephanie A. Benovich

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. 13 of Block "B" on the Map of F. C. Beasleys Addition to East Nashville, of record in Book 57, page 85, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark P. Wallenhorst, unmarried, by deed from Donald N. Capparella and wife, Amy R. Dortman of record in Book 9873, page 2, said Register's Office.

John R. Haynes executed this instrument on behalf of Mark P. Wallenhorst pursuant to a Power of Attorney of record in Book 9828, page 137 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 57, page 85, said Register's Office.

0302 10/15 0101 03CHECK 689.95

This is improved (X) property, known as 1201 Calvin Avenue, Nashville, Tennessee 37206 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 14th day of October 1999

x Mark P Wallenhorst

Mark P. Wallenhorst, by John R. Haynes, Attorney in Fact

BOOK 11704 PAGE 536

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 Mark P. Wallenhorst, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1999.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 1999, before me personally appeared John R. Haynes, to me known to be the person who executed the foregoing instrument on behalf of Mark P. Wallenhorst and acknowledged that he executed the same as the free act and deed of Mark P. Wallenhorst.

Witness my hand and seal this 14th day of October, 1999.

KEVIN D MONTGOMERY
NOTARY
Exp 11/27/1999
PUBLIC
DAVIDSON COUNTY TENNESSEE

Notary Public

99 OCT 15 AM 9:52
PAUL G. [illegible] REGISTER
DAVIDSON COUNTY, TN.
[illegible] LAWRENCE
0646817
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11704 PAGE 507

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

0646817

REFERENCE

99 OCT 15 AM 9:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT		183500.00
CON TX		678.95
PRFEE		1.00
WDEED		8.00
CFEE		2.00
TOTAL		689.95
CHECK		689.95
10/15/99	01	09:55 0001 0102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527931