PREPARED BY (AND RETURN TO):

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Instr:20000104000093B Page: 1 OF 2
REC'D FOR REC 01/04/2000 1:12:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

W & I Ref: (st) Title No: 41310
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Emily Kay Benedict 618 Maplewood Lane Nashville, TN 37216	Chase Manhattan Mortgage Corp.

TAX MAP-PARCEL NUMBERS: 061-06-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 50,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly Anne Ross Wilson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Kay Benedict,** 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. 1 on the Plan of Re-Subdivision of Lot 250 and a part of Lot 249 of Maplewood Heights Subdivision of record in Plat Book 6200, Page 954, Register's Office for said County.

SAID Lot No. 1 fronts 55.00 feet on the southerly margin of Maplewood Lane and extends back 214.06 feet on the westerly line(s) and 224.24 feet on the easterly line to a dead line in the rear, measuring 54.14 feet thereon.

BEING the same property conveyed to Kelly Anne Ross, unmarried by deed from Clay Callaway, unmarried of record in Book 9665, Page 41, Register's Office for Said County. The said Kelly Anne Ross has since married and is now known as Kelly Anne Ross Wilson.

Darryl Wilson, spouse of Kelly Anne Ross Wilson, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 954, said Register's Office, which Plan shows 5 feet reserved for future fight-of-way along the northerly front line of said lot; And a 3 foot x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 618 Maplewood Lane, Nashville, TN 37216

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 18th day of December, 1999.

Kelly Anne Ross Wilson **Darryl Wilson**

State of Tennessee
County of Davidson

On this 18th day of December, 1999, before me the undersigned authority, personally appeared **Kelly Anne Ross Wilson, and Darryl Wilson** 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: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 50,000.00

Affiant

Sworn and subscribed before me on the 18th day of December, 1999.

Notary Public

My Commission Expires: _____