Prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 17 day of December, 1999.

My commission expires: 8-12-03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Instr:200001070002719 Page: 1 OF 2
REC'D FOR REC 01/07/2000 4:26:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
833 NORTH 2ND STREET NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 82/3/147

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

GREG FITZGERALD AND ANTONIO TATE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

SHAWNTESE BENDER

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 ON THE PLAN OF V.S. LINDSLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE AS OF RECORD IN BOOK 57, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO GREG FITZGERALD AND ANTONIO TATE, BY QUIT CLAIM DEED FROM RUSSELL G. KELLAM, DATED NOVEMBER 2, 1999, AND RECORDED NOVEMBER 10, 1999 IN BOOK 1738, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 833 NORTH 2ND STREET, NASHVILLE, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17 day of December, 1999.

Antonio Tate

Stephen Adcock for Jeri Fitzgerald in the office.

State of Tennessee
County of Davidson

On this 17 day of December, 1999, before me personally appeared Antonio Tate & Stephen Adcock to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

8-12-03

CHRISTINE R. ROLLER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Christine R Roller
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.