PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41468
Dav. Co. File: Box 8

Instr:200002010010399 Page: 1 OF 2
REC'D FOR REC 02/01/2000 12:56:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $645.65

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Crayton Robert Benson, III Tina N. Benson 940 Woodmont Blvd. Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-09-185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 174,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth R. Colville, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Crayton Robert Benson, III and spouse, Tina N. Benson,** 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 part of the south part of Lot No. 21 on the Map of Noelton Subdivision not of record, described according to a copy of a survey thereof made March 22, 1947, by W.A. Blanchard, Surveyor and being Lot No. 1 on an unrecorded resubdivision of said property, described as follows:

BEGINNING at a point in the north margin of Woodmont Boulevard, 321.5 feet east of the easterly margin of 10th Avenue, South, now Lealand Lane; thence along the north margin of Woodmont Boulevard, north 83 degrees 55' west 81.5 feet to an iron pin; thence north, parallel to the easterly margin of Lealand Lane, 11 degrees 05' east 200 feet to the south line of the property conveyed to Walter M. Williams, and wife, by deed of record in Book 1035, page 414, Register's Office for said County; thence with their south line south 83 degrees 52' east 69 feet to a point; thence south 7 degrees 35' west 199.4 feet to the point of beginning, being known as Lot no. 1 on a map showing a subdivision of a part of the south part of Lot No. 21, for Harris Harris H. Sanders.

BEING the same property conveyed to Elizabeth R. Colville, (unmarried) by deed from John Sullivan Dade and wife, Suzette Dade of record in Book 4842, page 756, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years.

This is improved property, known as: 940 Woodmont Blvd., Nashville, TN 37204

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 31st day of January, 2000.

Elizabeth R. Colville _____

Elizabeth R. Colville

State of Tennessee
County of Davidson

On this 31st day of January, 2000, before me the undersigned authority, personally appeared **Elizabeth R. Colville**, 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: _____ PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

_____
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174,500.00

_____
Affiant

Sworn and subscribed before me on the 31st day of January, 2000.

My Commission Expires: _____ PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000

_____
Notary Public