Instr:200003300031823 Page: 1 OF 2
REC'D FOR REC 03/30/2000 10:27:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $77.12

Box 39-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 20,844.00

Subscribed and sworn to before me, this the 28th day of March 2000

Affiant

My Commission expires: 1/26/2002
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
961 Woodland Street, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Carolyn Benford (Name)	same (Name)
1706 St. Louis Street (Street Address)	(Street Address)
Nashville, Tennessee 37208 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 81-7-176	FIELD BOOK NO. 80A-06150

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Vicki R. Grant-Martinez

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Carolyn Benford

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 38 on the plan of George Shields Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the northerly side of St. Louis Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Vicki R. Grant-Martinez by Deed from Delores C. Grant, Widow of William H. Grant and in her capacity as Administratrix of the Estate of William H. Grant and Ruth Kelsey, William H. Grant III and Vicki R. Grant Martinez, being all the children of William H. Grant of record in Book 11483, page 415, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1706 St. Louis Street, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 28th day of March 2000

Vicki R. Grant-Martinez

Vicki R. Grant-Martinez

State of Tennessee
County of Davidson

On this 28th day of March, 2000, before me personally appeared Vicki R. Grant-Martinez 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 her free act and deed.

Witness my hand and official seal.
My Commission expires:

1/26/2002

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ 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 _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public