39-B

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219

Instr:200005080046218 Page: 1 OF 3
REC'D FOR REC 05/08/2000 12:51:58PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $349.65

WARRANTY DEED

Name and Address of New Owner:

Susan O. Benting
See below

Send Tax Bills To: New Owner

Street Address of Subject Property:
1900 Richard Jones Road, [redacted] P-3
Nashville, TN 37215

Map Parcel:
117-15-A-155.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **FRANCES G. ELIZER, UNMARRIED, ("GRANTOR")** has bargained and sold, and by these presents does transfer and convey unto to **SUSAN O. BENTING ("GRANTEE")** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Parcel No. 155, Unit No. P-3, in a Horizontal Property Regime located on the Plat of Green Hills Terrace, as of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to J. B. Elizer and wife, Frances G. Elizer, by deed from Gerald E. Sheridan and wife, catherine R. sheridan, as of record in Book 8697, page 913, Register's Office for Davidson County, Tennessee, the said J. B. Elizaer having since died.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plat of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

2. Taxes for 2000, which have been prorated and assumed by Grantee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the rgime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace, as of record in Book 5304, page 702, as amended in Book 7841, page 557 and Book 9830, page 181, Register's Office for Davdison County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTOR her heirs and assigns, forever, and GRANTOR do covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her 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 5th day of May, 2000.

Frances G. Elizer

Frances G. Elizer

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frances G. Elizer, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of May, 2000.

Notary Public
My commission expires

NOTARY PUBLIC AT LARGE
J. Evan Gower
My Commission Expires November 29, 2003
STATE OF TENNESSEE

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is ~~$96,000.00~~ 94,500.00 FSE

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2000.

Notary Public
My commission expires:

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
November 29, 2003
STATE OF TENNESSEE