THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200005090046681 Page: 1 OF 2
REC'D FOR REC 05/09/2000 8:57:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1387.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000 XXXX

Notary Public

MY COMMISSION EXPIRES: 4/24/02
(OFFICIAL SEAL)

TONYA C. HOLLAND NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Benton (NAME)	Farmers and Merchants Bank (NAME)	MAP 104-4
1019 16th Avenue SOuth (ADDRESS)	(ADDRESS)	PARCEL 165
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles E. Hooper and wife, Janet W. Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Benton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 in Margaret R. Shield's Subdivision of Lot No. 6 in the O. B. Hayes Plan, as of record in Plan Book 57, page 33A, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the West side of Belmont Avenue, now 16th Avenue South, and runs back between parallel lines, 150 feet to a 12-foot alley.

Being the same property conveyed to Charles E. Hooper and wife, Janet W. hooper by deed of record in Book 6110, page 643, said Register's Office.

This conveyance is made subject to the plan of record in Plan Book 57, page 33A, as well as a utility easement of record in Book 4604, page 742 and all zoning and codes regulations as may affect the described property.

unimproved ( )
This is improved (X) property, known as 1019 16th Avenue SOuth, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 28th day of April, 2000 XXXX

Charles E Hooper
Charles E. Hooper

Janet W Hooper by Charles E Hooper
Janet W. Hooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES E. HOOPER

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of April, 2000 XXXX 19

Commission expires 5-17-03

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this 28TH day of APRIL, 2000 , XXX 19____, personally appeared before me, CHARLES E. HOOPER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of JANET W. HOOPER and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 28TH day of APRIL, 2000, XX.

My commission expires: 5-17-03

Notary Public