PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:20000511004792 Page: 1 OF 2
REC'D FOR REC 05/11/2000 1:34:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.50

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

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack H. Benjamin Eloise Benjamin 1700 Charlotte Ave. Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 159-01-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 215,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jorge E. Moran and spouse, Judy E. Moran,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack H. Benjamin and spouse, Eloise Benjamin,** 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 Lot No. 5 on the Plan of Hound's Run of record in Plat Book 6900, Pages 167-171, Register's Office for said County.

Said Lot No. 5 fronts 429.70 feet on the northerly margin of Edenbridge Way and extends back 434.83 feet on the westerly line and 307.55 feet on the easterly line to a dead line in the rear, measuring 85.00 feet thereon.

Being the same property conveyed to Jorge E. Moran and wife, Judy E. Moran by deed from Hound's Run, Ltd., a Tennessee limited partnership of record in Book 7749, Page 734 and rerecorded in Book 7757, Page 280, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 167-171, said Register's Office, which Plan shows 10 foot easement for public utility and drainage purposes along the rear line (s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 995, Book 7238, Page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 1925 Edenbridge Way, Nashville, TN 37215

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 10th day of May, 2000.

Jorge E. Moran **Judy E. Moran**

State of Tennessee
County of Davidson

On this 10th day of May, 2000, before me the undersigned authority, personally appeared **Jorge E. Moran** and **Judy E. Moran**, 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: 7/26/2003 Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215,000.00

Affiant

Sworn and subscribed before me on the 10th day of May, 2000.

Notary Public

My Commission Expires: 7/26/2003