Instr:20000515004848S Page: 1 OF 2
REC'D FOR REC 05/15/2000 10:28:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $360.75

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 97,500.00**

Gwenn B Resha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 2000.

Robert B Young
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 30, 02

THIS INSTRUMENT PREPARED BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209 -mail

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Lance C. Benedict and wife, **Sondra K. Benedict**	Same	Map 113-14-0-A
7650 Chipmunk Lane	5815-C Charlotte Ave	Parcel 9
Nashville, Tenn 37209	Nashville, TN 37209	

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, **LOUIS RESHA, JR.** AND WIFE, **GWENN B. RESHA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE C. BENEDICT** AND WIFE, **SONDRA K. BENEDICT**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT 9, Deer Wood Estates, as of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee, said lot containing 5.529 acres, more or less.

BEING part of the property conveyed to Louis Resha, Jr. and Joan H. Resha from Baxter Hooper, et ux, of record in Book 2875, Page 315, Register's Office for Davidson County, Tennessee. The said Joan H. Resha having since died.

This is unimproved property known as:

7650 Chipmunk Lane, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 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 my hands this 27th day of May 2000.

LOUIS RESHA, JR. - Seller

GWENN B. RESHA - Seller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Louis Resha, Jr.** and wife, **Gwenn B. Resha**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May 2000.

NOTARY PUBLIC

My commission expires: November 30, '02