Record & Return To: Southern Title Services, LLC Three Maryland Farms, Suite 150 Brentwood, TN 37027 File # 200011192	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Susan L Jones Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2000. Notary Public MY COMMISSION EXPIRES: September 8, 2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L. Jones	CitiMortgage	Map 165-13-0-A
(NAME) 4136 Pepperwood Drive	(NAME) 404 BNA Drive, Suite 300	Parcel 039.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, DIANA DOSS BENSON AND JERRY A. DOSS, BOTH UNMARRIED PERSONS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SUSAN L. JONES, UNMARRIED , hereinafter called the GRANTEE(S), 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. 385 on the plan of Peppertree Forest, Section 4, of Record in Book 7900, page 426, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diana L. Doss and Jerry A. Doss, joint tenants with right of survivorship, by Warranty Deed dated March 25, 1997, from Darren Conant and wife, Lauralyne S. Conant, of Record in Book 10396, page 766, Register's Office for Davidson County, Tennessee. The said Diana L. Doss having since married and is now known as Diana L. Benson.

Restrictive Covenants contained in an instrument of Record in Book 7982, page 736, Book 8757, page 607, Book 9036, page 719, Book 9157, page 74, Book 9287, page 698, Book 9455, page 801, Book 9004, page 514, and in Book 9664, page 162, Register's Office for Davidson County, Tennessee; all matters as shown on the Plan of record in Book 7900, page 426, said Register's Office.

unimproved ( )
This is improved(X) property, known as 4136 Pepperwood Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 15th day of June, 2000.

Instr:200006150059574 Page: 1 OF 2
REC'D FOR REC 06/15/2000 8:39:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

Diana Doss Benson
Diana Doss Benson

Jerry A. Doss
Jerry A. Doss, by Diana Doss Benson, Attorney in Fact

STATE OF TENNESSEE COUNTY WILLIAMSON

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Diana Doss Benson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 14th day of June, 2000.

Notary Public

My commission expires:_____

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 14th day of June, 2000, before me personally appeared Diana Doss Benson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact for Jerry A. Doss, and is authorized by him to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this 14th day of June, 2000.

My Commission Expires:

Notary Public