THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

Instr:200007240072455 Page: 1 OF 2
REC'D FOR REC 07/24/2000 8:17:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $173.90

New Owner:	Send Tax Bills To:	Map & Parcel:
RICHARD M. BENTON and wife, GLENDA G. BENTON	Richard M. Benton 555 N. Dupont #B-28 Madison TN 37115	43-10-A-38

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **RICHARD M. BENTON and wife, GLENDA G. BENTON,** hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Condominium Unit B-28 (B-300) Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ernest A. Sircy, Jr. by Substitute Trustee's Quitclaim Deed dated November 23, 1999, and filed for record in Book 11755, Page 489, Register's Office for Davidson County, Tennessee.

This is improved property known as 555 N. Dupont, Unit B-28, Madison, Davidson County, Tennessee 37115.

This conveyance is subject to taxes for 2000 and subsequent years, easements and restrictions of record.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RICHARD M. BENTON and wife, GLENDA G. BENTON, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said RICHARD M. BENTON and wife, GLENDA G. BENTON, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 19 day of July, 2000.

ERNEST A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $47,000.00.

Sworn to and subscribed before me on this the 19th day of July, 2000.

NOTARY PUBLIC

My Comm. Expires: 7-25-2002

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST A. SIRCY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19 day of July, 2000.

NOTARY PUBLIC

My Comm. Expires: 7-25-2002

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