PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Instr:200008310086417 Page: 1 OF 2
REC'D FOR REC 08/31/2000 3:05:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $83.25

W & I Ref: (sk) Title No: 41915
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Howard L. Stevens 2715 Hemmingway Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 071-25-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 22,405.75,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred Benford, married,** hereinafter called **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **, Howard Stevens,** 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. 23 on the Plan of W.G. Bush's Subdivision, of record in Book 421, page 24, said Register's Office, to which plan reference is hereby made for a complete description thereof.

SAID Lot No. 23 fronts 50 feet on the easterly side of Katie Street and runs back between lines 167.2 feet on the northerly line and 165 feet on the southerly line to an alley in the rear measuring 50 feet thereon.

BEING the same property conveyed to Fred Benford by deed from Gina Renee Holden of record in Book 10766, page 507, Register's Office for Davidson County, Tennessee.

Dorothy Benford, spouse of Fred Benford joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

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 421, Page 24, said Register's Office to which plan reference is hereby made for more particulars.

This is improved property, known as: 1209 Katie Avenue, Nashville, TN 37207

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 on August 29, 2000.

Fred Benford

Dorothy Benford

State of Tennessee
County of Davidson

On this 29th day of August, 2000, before me the undersigned authority, peronally appeared Fred Bendord and Dorothy Benford, to me known (or proved to me on the basis of satifactory 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 commision Expires: 07-24-04 NOTARY PUBLIC

RONALD L. STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~23,900.00~~ 22,500.00

Affiant

Sworn and subscribed before me on August 29, 2000.

Notary Public

RONALD L. STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 07-24-00