26-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 41865
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/22/00 14:56 2pgs
Fees:11.00 Taxes:2035.00
20000922-0094308

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
A. Warren Phillips, III 8722 Old Harding Pike Nashville, TN 37221	**GMAC Mortgage Corporation** **P.O. Box 963** **Horsham, PA 19044-0963**

TAX MAP-PARCEL NUMBERS: 178-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 550,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Crayton Robert Benson, III and spouse, Tina N. Benson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **A. Warren Phillips, III,** 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:**

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete highway monument found in the easterly right-of-way line of State Highway 96 at its intersection with the southerly line of that parcel of land conveyed to Donald W. Hite et ux of record in Deed Book 6399, Page 926, Register's Office for Davidson County, Tennessee; Thence with the southerly line of said conveyance to Hite, S 85 degrees 49 minutes 41 seconds E, 110.39 feet to an iron pin set; Thence, with a common line of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 4150, Page 17, Register's Office for Davidson County, Tennessee, S 00 degrees 04 minutes 41 seconds E, 183.50 feet to an iron pin set; Thence, with a common line of said conveyance to Cunningham, S 81 degrees 25 minutes 13 seconds E, 322.72 feet to a P.K. nail set; Thence, with the center line of Old Harding Road, S 13 degrees 05 minutes 09 seconds W, 63.27 feet; Thence, with the center line of Old Harding Road, S 26 degrees 38 minutes 53 seconds W, 61.55 feet; Thence, with the center line of Old Harding Road S 33 degrees 12 minutes 07 seconds W, 312.56 feet; Thence, with the easterly right-of-way line of State Highway 96, N 35 degrees 15 minutes 00 seconds E, 20.00 feet to an iron pin set; Thence with said right-of-way, N 89 degrees 35 minutes 42 seconds W, 116.51 feet to a concrete monument found; Thence, with said right-of-way, N 07 degrees 26 minutes, 24 seconds W, 605.06 feet to the point of beginning, according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being the same property conveyed to Crayton Robert Benson, III and spouse, Tina Nichols Benson by deed from Clara Womack, unmarried of record in Book 10459, Page 248, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above described conveyance subject to; Taxes for the year 2000 and subsequent years.
This is improved property, known as: 8722 Old Harding Pike, Nashville, TN 37221

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 25th day of August, 2000.

Crayton Robert Benson III
Crayton Robert Benson, III

Tina N. Benson
Tina N. Benson

State of Tennessee
County of Davidson

On this 25th day of August, 2000, before me the undersigned authority, personally appeared **Crayton Robert Benson, III** and **Tina N. Benson**, 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: 5/20/04

Notary Public

PERRY WILKINS, JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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: $ 550,000.00

Fred Hummel
Affiant

Sworn and subscribed before me on the 25th day of August, 2000.

Joyce V. Tidwell
Notary Public

My Commission Expires: 9/24/04