This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Tommy Dale Benton and,
Joyce Louise Melillo
805 Coggins Pass
Madison, TN 37115

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 09/25/00 14:09 2pgs
Fees:11.00 Taxes:353.35
20000925-0094858

Map 52-16, Parcel 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **KENNETH RAY WILSON and wife, DEBORAH F. WILSON,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **TOMMY DALE BENTON and JOYCE LOUISE MELILLO, as Tenants in Common,** the following described property to wit:

SITUATED in Davidson County, Tennessee, being Lot No. 49 on the Plan of Marlin Meadows, Section II, as of record in Plat Book 1835, page 127, Register's Office for said County, as follows:

Said Lot No. 49 fronts 136 feet on the southeasterly side of Coggin Pass, and runs back 134.3 feet on the northeasterly line and 147.16 feet on the southwesterly line to a dead line in the rear. which is a broken line, measuring 138.8 feet thereon.

BEING the same property conveyed to **Kenneth Ray Wilson and wife, Deborah F. Wilson** by Deed from **Lora Bates and husband, Leslie C. Bates and Mark D. Bates** of record in instrument #200006130059018, Register's Office for Davidson County, Tennessee.

Taxes for 2000 are to be prorated and paid by the Grantors named herein.

Said conveyance is made subject to restrictive covenants recorded in Book 2084, page 249, Register's Office for Davidson County, Tennessee; subject to plat of record in Plat Book 1835, Page 127, Register's Office for Davidson County, Tennessee and any visible and unrecorded easements, building regulations and zoning regulations.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same

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is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 18th day of September, 2000.

Kenneth R. Wilson
KENNETH RAY WILSON

Deborah F. Wilson
DEBORAH F. WILSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KENNETH RAY WILSON and wife, DEBORAH F. WILSON** and with whom I am personally acquainted and who upon his oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office on this the 18th day of September, 2000.

Jessica J. Hunter
NOTARY PUBLIC

JESSICA J. HUNTER NOTARY PUBLIC AT LARGE SUMNER COUNTY

(SEAL)

My Commission Expires: 7/10/2001.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $95,500.00.

Tommy Dale Benton
AFFIANT

Subscribed and sworn to before me this the 18th day of September, 2000.

Jessica J. Hunter
NOTARY PUBLIC

JESSICA J. HUNTER NOTARY PUBLIC AT LARGE SUMNER COUNTY

(SEAL)

My Commission Expires: 7 10 2001.

d:\real estate\wd\benton.wd
September 12, 2000 (9:19am)

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