X

JW

30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Preparer's File #COTE-00L0477

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 .

Affiant

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2000.

(Affix Seal) Notary Public

My Commission Expires: 5-17-03

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael C. Cote and Kendra Cote	Quicken Loans	173-04-A-66 CO
4741 Aaron Drive	20555 Victor Parkway	
Antioch, TN 37013	Livonia, MI 48152	

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 consideration, the receipt of which is hereby acknowledged, I/we, KENNETH N. BENSON, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL C. COTE AND WIFE, KENDRA COTE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 66 on the plan of Oak Highlands, of record in Book 6900, pages 431-435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth N. Benson and wife, Kim B. Benson by deed from Mark R. Turner and wife, Daneen Alexander Turner of record in Book 9731, page 523, and also being the same property further conveyed to Kenneth N. Benson by Quit Claim Deed from Kim B. Benson of record in Instrument No. 20000912-0090316,said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4741 Aaron Drive, Antioch, Tennessee 37013**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and 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, 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 **21st** day of **December, 2000**:

Kenneth N. Benson

Davidson County DEEDWARR
Recvd: 12/28/00 10:50 1pgs
Fees:11.00 Taxes:477.30
20001228-0126770

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH N. BENSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 21st day of December, 2000.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-17-03