6872-NM

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/27/02 08:41 1pgs
Fees:13.00 Taxes:473.23

20020927-0117710

WARRANTY DEED

Preparer's File #-02H0826

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2002.

(Affix Seal) Notary Public

My Commission Expires: 3-26-03

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason S. Beneke and Betty H. Beneke	Cendant Mortgage Corp	083-02-0038.00
1423 Greenwood Avenue	P.O. Box 5449	
Nashville, TN 37206	Mount Laurel, NJ 08054	

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, STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JASON S. BENEKE AND BETTY H. BENEKE, 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 the Easterly 50 feet of the Westerly 61 feet of Lot # 4 on the map of H. M. Doak's Subdivision of record in Book 332, page 22, Register's Office for said County.

Said part of said Lot No. 4 fronts 50 feet on the Northerly side of Greenwood Avenue and runs back between parallel lines 200 feet to an alley in the rear .

Being the same property conveyed to Stephanie Christian and husband, Van E. Christian, II by Deed from William Paul Tramel and Cornelia Tramel Byers of record in Instrument No. 200207300091467, 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 **1423 Greenwood Avenue, Nashville, Tennessee 37206**

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 **18th** day of **September, 2002**:

Stephanie Christian

Van E. Christian, II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, 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 or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this 18th day of September, 2002.

Notary Public

My Commission Expires: July 17 2006

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.