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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Benjes and wife, Sharon A. Benjes (NAME:)	Allstate Enterprises Mortgage Co. (NAME:)	136-7-53
124 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Dr,Suite 200 (STREET ADDRESS)	2D-55305
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Santa Ana, California 92701 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 5001, page 426, Register's Office for Davidson County, Tennessee,

we, Robert Stephens Pearson and wife, Deborah S. Pearson,

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Benjes and wife, Sharon A. Benjes, their

heirs and assigns, a 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. 71 on the Plan of Priest Lake Park, Section II, of record in Book 4175, pages 56, 57 and 58, Register's Office for said County.

SAID Lot No. 71 being a corner lot at a right angle turn in Timber Ridge Drive, fronts 236.76 feet total on said Timber Ridge Drive and runs back between converging lines 133.9 feet on the easterly side line and 118.05 feet on the northerly side line to a point in the rear.

BEING the same property conveyed to Robert Stephens Pearson and wife, Deborah S. Pearson by deed from Jean DuVal Kane and wife, Judith F. Kane of record in Book 5001, page 424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) Restrictive covenants contained in instrument of record in Book 4317, page 13, said Register's Office.
(2) The Plan of record in Book 4175, page 56, 57 and 58 said Register's Office, shows an owner's certificate, a 20-foot and a 30-foot building setback line from Timber Ridge Drive; and a 5-foot sewer easement across front portion of said lot; and a 10-foot easement for public utility purposes along the rear line of said lot, and a 5-foot public utility easement along easterly line.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,209.07

Subscribed and sworn to before me, this the 6th day of Feb 19 78

Affiant

My commission expires: My Commission Expires August 15, 19[illegible]
(Affix Seal)

Notary Public

(3) 1978 taxes, to be assumed by Grantees.
(4) Deed of Trust of record in Book 5001, page 426, Register's Office for Davidson County, Tennessee.

FEB-7-78	CONV	55,409.07			
FEB-7-78 S'TAX			B*	144.04	
FEB-7-78 PR'FEE			B*	.50	
FEB-7-78	W'DEED		B*	6.00	* 150.54

unimproved ( )
This is improved XX property, known as 124 Timber Ridge Drive, Nashville, Tennessee 37217
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Benjes and wife, Sharon A. Benjes, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert E. Benjes and wife, Sharon A. Benjes *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as previously noted.

And we, Robert Stephens Pearson and wife, Deborah S. Pearson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert E. Benjes and wife, Sharon A. Benjes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* Feby, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Robert Stephens Pearson
ROBERT STEPHENS PEARSON
x Deborah S. Pearson
DEBORAH S. PEARSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George V. CRAWFORD, a Notary Public in and for said County and State, the within named Robert Stephens Pearson and wife, Deborah S. Pearson

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of February, 1978

George V. Crawford
Notary Public.

Commission Expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

IDENTIF. REFERENCE

FEB 7 2 16 PM '78

FELIX A. ELLIOTT, REGISTER
DAVIDSON COUNTY, TENN.

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