This instrument prepared by:
Mead & Mead Law Offices
101 Cumberland Ave.
Madison, TN. 37115

WARRANTY DEED

BOOK 5359 PAGE 549

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Benedict, et ux (NAME)	National Mortgage Company (NAME)	52-2
347 Lanier Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par 29 Ts
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, TN. 38118 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100----------

----------($10.00)----- *Dollars,*
cash in hand paid by the grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the grantees of an unpaid balance of the indebtedness payable to National Mortgage Company, and secured by a Deed of Trust, of record in Book 4868, page 498, Register's Office for Davidson County, Tennessee. It is understood and agreed that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said grantees.

We, Curtis N. Lannom and wife, Charlene Lannom, hereinafter called the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said James M. Benedict and wife, Willia M. Benedict, hereinafter called the grantees

(successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 4 and all of Lot No. 5 of Block "F" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 and all of Lot No. 5 adjoin and front together 60 feet on the easterly side of Lanier Drive and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Curtis N. Lannom and wife, Charlene Lannom, by Deed from Richard K. Smith and wife, Mary Ann Smith, of record in Book 5339, page 456, Register's Office for Davidson County, Tennessee.

Property subject to restrictive covenants contained in Book 1380, page 88, Register's Office for Davidson County, Tennessee; setback lines and easements of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 18,551.54

Subscribed and sworn to before me, this the 1st day of November 1978

Affiant James M Benedict

My commission expires: 5-13-79 (Affix Seal)

Notary Public W. K. Deary Jr.

NOTARY PUBLIC AT LARGE STATE OF TENN.

This is improved ( ) unimproved (X) property, known as 347 Lanier Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* November, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Curtis N. Lannom
CURTIS N. LANNOM

Charlene Lannom
CHARLENE LANNOM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Curtis N. Lannom and Charlene Lannom

the within named bargainor...S, 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
this 1st *day of* NOVEMBER, 19 78

W. K. Deary
Notary Public

Commission expires 5-13-79

GEORGIA NOTARY PUBLIC AT LARGE Tennessee

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 .....

NOV-3 78	CONV	18,551.54			
NOV-3 78	S'TAX		B*	48.36	
NOV-3 78	PR'FEE		B*	.50	
NOV-3 78	W'DEED		B*	4.00	* 52.86

WARRANTY DEED

FROM

TO

E 98238

IDENTIF. REFERENCE

Nov 3 9 17 AM '78

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS