FORM NO. WD-1

BOOK 5558 PAGE 597

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF January, 19 80

Notary Public

MY COMMISSION EXPIRES: 12-7-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James M. Jones, Attorney, 2313 Hillsboro Rd., Nashville, Tennessee 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benchmark Shoppe, Inc. (NAME)	(Same) (NAME)	118-1-45
2705 12th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W-00255
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Giles M. Carter and Maurice N. Foster, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benchmark Shoppe, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in Davidson County, Tennessee, being part of Lot No. 21 in E. T. Noel's Subdivision, of record in Book 57, Page 128, Register's Office for said County, described as follows:

Beginning on the westerly margin of 12th Avenue South 82-1/2 feet northerly from the southeast corner of said lot No. 21, being 52-1/2 feet northerly from the northeast corner of the Old Toll Gate Lot; thence with the westerly margin of said Avenue northerly 52-1/2 feet; thence westerly 160 feet; more or less, to a 20-foot alley at a point 95 feet northerly from the northwest corner of said Toll Gate Lot; thence southerly 47-1/2 feet; thence easterly 160 feet, more or less to the beginning.
Including but excluding therefrom a strip of land 9.78 feet more or less in width conveyed to the City of Nashville by Guy Manning and wife, by Deed of Record in Book 855, Page 628, said Register's Office, used for the purpose of widening Granny White Pike.
Being a portion of the same property conveyed to Giles M. Carter and Maurice N. Foster,Jr. from Leonard B. Cash, Trustee, in Book 4458, Page 519, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2705 12th Avenue South - Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, 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 GRANTEES, 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. Seller will pay off Deed of Trust of record in Book 5202, Page 52, Register's Office for Davidson County, Tennessee

Witness our hands this 22nd day of January, 1980

Giles M. Carter

Maurice N. Foster, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5558 PAGE 598

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Giles M. Carter and Maurice N. Foster, Jr.

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 22nd day of January 1980.

Commission expires 12-7-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Giles M. Carter and

Maurice N. Foster, Jr.

TO

Benchmark Shoppe, Inc.

F 7 3 4 5 7

IDENTIF. REFERENCE

JAN 23 11 46 AM '80

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5320 01/23 175.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5558 PAGE 599

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 175.50-	
8820A01/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 13457

IDENTIF. REFERENCE

JAN 23 11 46 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 738281