THIS INSTRUMENT WAS PREPARED BY Kenneth M. Ballew, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5635 PAGE 392

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KHUSHRU H. FRENCHMAN ET UX	Same	41-3-4
(NAME)	(NAME)	4-46 KB
107 IMPERIAL Blvd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41 44
HENDERSONVILLE TENN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN 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,

We, GARY NYLE BENMARK and wife, LESLIE F. BENMARK, hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the GRANTEES HEREIN, 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, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 21, 1980, and known as Job No 80-105 as follows:

BEGINNING at an iron pin set on the westerly margin of Brick Church Pike, said point of beginning being the Northwest corner of this tract and the Northeast corner of the T. H. Lightfoot land of record in Deed Book 4799, page 536, R.O.D.C., Tenn.; thence leaving the margin of said road and with Lightfoot's line S 27° 23' 28" W 68.32' to an iron pin set at a 16" Oak Tree; thence continuing with Lightfoot's line and a meandering fence the following three calls: S 07° 33' 24" E 72.40' to an iron pin; thence S 03° 41' 31" W 1014.38' to an iron pin set at an existing stake; thence S 02° 32' 24" W 547.23' to an existing planted stone at a fence corner; thence continuing with Lightfoot's line N 83° 46' 25" W 471.80' to an iron pin set by others; thence continuing with fence and Lightfoot N 89° 55' 36" W 179.80' to an existing iron pipe at a fence corner, the corner of the Twenty Four North Associates land of record in Deed Book 4886, page 525, R.O.D.C., Tennessee; thence leaving Lightfoot's line and with the line of the said Twenty Four North Associates land and a fence the following eight calls: S 05° 32' 31" W 229.78' to an existing iron pin; thence S 22° 21' 22" W 22.40' to an existing iron pin; thence S 38° 32' 21" W 101.11' to an existing iron pipe; thence S 50° 51' 14" W 440.51' to an existing iron pin; thence S 46° 26' 14" W 81.68' to an existing iron pipe at a fence corner; thence S 22° 31' 58" East 408.26' to an existing iron pin; thence S 12° 45' 30" East 75.70' to an existing iron pipe; thence S 00° 46' 08" W 413.24' to an existing iron pin; thence leaving the line of the said Twenty Four North Associates land, and with the line of the WLAC-TV, Inc. property of record in Deed Book 2282, page 458, R.O.D.C., Tenn., and a fence N 80° 47' 06" E 52.60' to an iron pin set at a fence corner; thence continuing with the WLAC-TV land

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 177075.00

Affiant

Subscribed and sworn to before me this the 22 day of August, 19 82

Notary Public

My commission expires 12-22-85

(Affix Seal)

and fence S 09° 43' 24" E 307.46' to an iron pin; thence continuing with the said WLAC-TV land the following three calls: S 88° 43' 08" E 304.21' to an iron pin; thence S 01° 06' 43" W 150.00' to an iron pin set in a fence line; thence with fence S 88° 53' 17" E 245.98' to an iron pin; thence continuing with the WLAC-TV land of record in Deed Book 2292, page 371, R.O.D.C., Tennessee No. 2° 18' 29" W 511.51' to an iron pin; thence continuing with the WLAC-TV land in part, S 88° 48' 56" E 499.43' to a steel fence post set by others at the corner of the Skyline Subdivision of record in Plat Book 3700, page 46, R.O.D.C., Tenn.; thence with the line of said Subdivision the following three calls: S 87° 18' 24" E 420.29' to an existing iron pin in concrete; thence N 4° 16' 16" E 443.08' to an existing iron pin in concrete; thence N 2° 54' 11" E 200.73' to an iron pin; thence leaving said Subdivision and with the line of the Stephen Bombick land of record in Deed Book 4387, page 101, R.O.D.C., Tennessee N 34° 54' 02" W 600.70' to an iron pin, the southeasterly corner of the Rebecca J. Buchanan land of record in Deed Book 3278, page 93, R.O.D.C., Tenn.; thence with Buchanan's line N 50° 31' 55" W 100.00' to an iron pin set in the centerline of an access road leading from Brick Church Pike to WLAC-TV tower; thence with the centerline of said access road the following eighteen calls: N 53° 31' 44" E 9.12' to a pk nail; thence N 50° 59' 21" E 67.99' to a pk nail; thence N 41° 21' 38" E 68.30' to a pk nail; thence N 36° 25' 46" E 66.30' to a pk nail; thence N 44° 02' 30" E 43.87' to a pk nail; thence N 55° 52' 28" E 53.26' to a pk nail; thence N 31° 56' 22" E 54.93' to a pk nail; thence N 22° 02' 30" E 284.66' to a pk nail; thence N 17° 10' 34" E 58.03' to a pk nail; thence N 08° 46' 44" E 67.25' to a pk nail; thence N 13° 53' 58" E 87.05' to a pk nail; thence N 09° 57' 12" E 51.95' to a pk nail; thence N 04° 24' 30" E 59.11' to a pk nail; thence N00° 52' 30" E 130.03' to a pk nail; thence N 05° 23' 58" E 228.40' to a pk nail; thence N 09° 44' 03" E 39.89' to a pk nail; thence N 18° 58' 50" E 52.36' to a pk nail; thence N 28° 27' 12" E 55.40' to an iron pin set on the southwesterly margin of the aforesaid Brick Church Pike (30' from the centerline); thence with the southwesterly margin of said Brick Church Pike (30' from the centerline) the following eight calls: N 46° 16' 14" W 98.02' to an iron pin; thence N 44° 31' 38" W 90.87' to an iron pin; thence N 42° 36' 17" W 107.32' to an iron pin; thence N 40° 58' 28" W 95.51' to an iron pin; thence N 37° 59' 05" W 71.88' to an iron pin; thence N 36° 20' 40" W 186.13' to an iron pin; thence N 47° 18' 04" W 118.59' to an iron pin; thence N 59° 58' 44" W 73.62' to the point of beginning, containing 70.83 acres more or less.

BOOK 5635 PAGE 393

Included in the above described tract but excluded from this conveyance are Two right of ways one for a road leading to the WLAC-TV tower and the other for the erection, maintainence and operation of utility lines. Both right of ways are more fully described in the Deed to Gary N. Benmark et ux, of record in Deed Book 4618, page 900, R.O.D.C., Tenn., and are shown as tracts two and three.

Excluded from the above described tract but included in this conveyance is a twelve foot right of way across the westerly line of the Sarah Bombick property of record in Deed Book 4387, page 101, R.O.D.C., Tenn.

Being the same property conveyed to Gary Nyle Benmark and wife, Leslie F. Benmark, by deed from Nathan T. Wall, a widower, of record in Book 4618, page 900, Register's Office for Davidson County, Tennessee. Rebecca Jane Buchanan, a femme sole in Book 4784, page 614.

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.*

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.*

Witness our *hands this* 8th *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Gary Nyle Benmark)

(Leslie F. Benmark)

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees, their ..... *heirs and assigns, forever.*

BOOK 5635 PAGE 394

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.*

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.*

Witness our *hand* s *this* 8th *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Gary Nyle Benmark)

(Leslie F. Benmark)

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 Gary Nyle Benmark and wife, Leslie F. Benmark

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 Madison, Tennessee, this 8th day of August, 19 80.

Robert L Bibb, Notary Public.

Commission Expires April 25, 1981

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.....

601-7 T IDENTIF. REFERENCE AUG 11 10 29 AM '80 FILED & RECORDED DAVIDSON CO. TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5635 PAGE 396

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
			177075.00-	CO
			460.46	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	472.96-
4625A08/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01-771

IDENTIF. REFERENCE

AUG 11 10 28 AM '80

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

No. 772933