ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr/Mrs Keith E. Benson (NAME)	First Tennessee Bank (NAME)	147-5
4945 Darlington Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	249
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP CODE)	6DU-30155

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WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) AND NO/100 * DOLLARS
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM G. BOWERS and wife, JANE STEPHENSON BOWERS
have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~
KEITH E. BENSON and wife, LAURA K. BENSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 114 on the Plan of Caldwell Country Estates, Section II as of record in Book 2663, page 128, as corrected by instrument of record in Book 3096, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William G. Bowers and wife, Jane Stephenson Bowers by deed from John B. Downey and wife, Miriam E. Downey of record in Book 3029, page 161, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 2907, page 93, and Book 2921, page 87; and (2) All matters appearing on the Plan of record in Book 2663, page 128, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4945 Darlington Drive, Nashville, TN 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 15th day of December, 19 80.

William G. Bowers — Jane Stephenson Bowers

William G. Bowers — Jane Stephenson Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM G. BOWERS and wife, JANE STEPHENSON BOWERS

the bargainor , 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 15th day of December, 1980.

My commission expires 2-3-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 77,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Keith E. Benson

Sworn to and subscribed before me
this 15th day of December, 1980.

My commission expires 2-3-81 Notary Public

This instrument was prepared by:

George E. Mudter, Jr. Attorney 254 Highlands Building Brentwood, TN 37027

Name Address

605 WARRANTY DEED - CHECK 3.00 G 22 1.94

FROM WILLIAM G. BOWERS and wife

TO JANE STEPHENSON BOWERS

IDENTIF. REFERENCE

DEC 15 1 45 PM '80

FELIX A. ... DAVIDSON COUNTY, TENN.

KEITH E. BENSON and wife,

LAURA K. BENSON

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box: 38

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			77400.00- CO	
			201.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 207.74-	
0605A	12/16/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 22 1.94

IDENTIF. REFERENCE

DEC 16 1 45 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 797863