ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mark Luna (NAME)	Engel Mortgage Company, Inc. (NAME)	107-5
800 Elissa Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	212
Nashville, TN (CITY) (STATE) (ZIP CODE)	Birmigham, AL 35201 (CITY) (STATE) (ZIP CODE)	2DA 53100

1354

12/9 114.64

WARRANTY DEED

BOOK 5692 PAGE 668

For and in consideration of the sum of Ten and 00/100 ($10.00)---------- DOLLARS

Cash in hand, paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $36,550.80 due and owing to the Engel Mortgage Company, Inc. secured by a Deed of Trust of record in Book5443, page 327, Register's Office for Davidson County, Tennessee.

We, Jere B. Benedict and wife, Cheryl D. Benedict
have bargained and sold, and by these presents do transfer and convey unto the said Mark Luna and wife, Teresa Luna

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. 260, on the Plan of BelAir, Section Two, of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.

SAid Lot No. 260, which is a corner lot, fronts 79.5 feet on the easterly margin of Elissa Drive and fronts 108.3 feet on the southerly margin of Karen Drive, said frontages being joined by a curve having a length of 32.9 feet, and extends back 79.0 feet on the easterly line and 97.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jere B. Benedict and wife, Cheryl D. Benedict by deed from Mary Catherine Saunders Crutchfield and husband Ross Crutchfield of record in Book 5443, page 324, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 800 Elissa Drive (House Number) (Street)
Nashville, Tennessee 37217
(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 9th day of December, 19 80.

x Jere B Benedict
Jere B. Benedict

x Cheryl D. Benedict
Cheryl D. Benedict

BOOK 5692 PAGE 669

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 Jere B. Benedict and wife, Cheryl D. Benedict

the 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, TN, this 9th day of December, 19 80.

My commission expires 11-9-83 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 $ 41,550.80
This is equal to or greater than the property would bring at a fair and voluntary sale.

Teresa Luna

Sworn to and subscribed before me
this 9th day of December, 19 80.

My commission expires 11-9-83 Notary Public

This instrument was prepared by:

LAWYER'S ESCROW SERVICE, INC. 1161 Murfreesboro Rd., #248, Nashville, TN 37217
Name Address

WARRANTY DEED

FROM Jere B. Benedict

TO Mark Luna

G 22782

IDENTIF. REFERENCE

Dec 19 2 51 PM '80

FELIX Z. ELSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5692 PAGE 670

FOR _____

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
			41550.80-	CO
			108.16	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	114.66-
1354A	12/19/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 22782

IDENTIF. REFERENCE

Dec 19 2 51 PM '80

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

No. 798582