Prepared by: Derry O. Jackson, Attorney
101 Cumberland Office Building
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5737 PAGE 265

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Anderson Allen (NAME)	Arvida Mortgage Company (NAME)	Map 83-10
618 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 6515 (STREET ADDRESS)	Par. 175
Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Clearwater, Florida 33518 (CITY) (STATE) (ZIP)	23W-7515

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantee; BEN ANDERSON ALLEN, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the following indebtedness; to-wit: (1) Deed of Trust in favor of Arvida Mortgage Company, of record in Book 5513, Page 906; and (2) Deed of Trust payable to Soloman Jack Robertson, of record in Book 5513, Page 911, both of the Register's Office Office for Davidson County, Tennessee; payable as therein specified;

We, JOHN F. MIDDLETON and wife, MARY E. MIDDLETON,

have this day bargained and sold, and do hereby transfer and convey unto the said BEN ANDERSON ALLEN, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of W. R. CORNELIUS, JR. SUBDIVISION, as of record in Book 57, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John F. Middleton and wife, Mary E. Middleton, by deed from Soloman Jack Robertson, of record in Book 5513, Page 903, 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 $ 31,210.16

Subscribed and sworn to before me, this the 14th day of April 19 81

Affiant

My commission expires: 2/5/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1602 Forrest Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

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 14th *day of* April *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Middleton
MARY E. MIDDLETON

John F. Middleton
JOHN F. MIDDLETON

STATE OF MISSOURI }
COUNTY OF }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN F. MIDDLETON,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at St. Louis County, Mo. *this* 14 *day of* April, *1981*

Esther E. Beem *Notary Public*

Commission expires NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS CO.
MY COMMISSION EXPIRES JAN. 26 1985

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 .....

STATE OF Maine
COUNTY OF Hancock

Personally appeared before me, the undersigned, a Notary in and for the said County and State, MARY E. MIDDLETON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at East Machias, this the 15th day of April, 1981.

Patricia Price Gardner
NOTARY PUBLIC

My commission expires: February 1, 1982

2115 04/27 87.00

WARRANTY DEED

FROM
JOHN F. MIDDLETON, ET UX

TO
BEN ANDERSON ALLEN, UNMARRIED

G 38903

IDENTIF. REFERENCE

Apr 27 9 28 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail Eastern Service Co.
101 Courthouse Square
McMinnville, Tenn.

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5737 PAGE 267

RECEIVED OF _____

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
			31210.16- CO	
			81.12 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.62-
			2115A04/27/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

538903

T
IDENTIF. REFERENCE

APR 27 9 28 AM '81

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

No. 818529