This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5740 PAGE 169

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Bennett and wife, Julia M. Bennett	First Federal Savings & Loan Assn.	158-3-48
(NAME) 6120 Melbourne Drive	(NAME) Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by James P. Bennett and wife, Julia M. Bennett and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James P. Bennett and wife, Julia M. Bennett have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $39,000.00, secured by deed of trust of record in Book 4628, page 229, Register's Office for Davidson County, Tennessee,

We, Billy J. Deaton and Barbara E. Deaton

have this day bargained and sold, and do hereby transfer and convey unto the said James P. Bennett and wife, Julia M. Bennett *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. 500 on the Plan of Hillsboro Park, Section VIII, as of record in Book 2663, page 96, Register's Office for said County.

Said Lot No. 500 fronts 227.6 feet on the southeasterly side of Melbourne Drive and runs back 194.8 feet on the southwesterly line and 198.3 feet on the northeasterly line to a dead line in the rear on which it measures 241.8 feet.

Being the same property conveyed to Billy J. Deaton and wife, Barbara E. Deaton by deed from W. B. Cambron and wife, Dean S. Cambron, of record in Book 4628, page 227, Register's Office for said County, the said parties having since divorced.

This conveyance is subject to the plan of record in Book 2663,page 96, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, a 10-foot easement for public utilities along the westerly side line and the southerly rear line and an anchor easement 3 x 15 feet on Melbourne Drive, 75 feet west of the northeast corner of the lot; and restrictive covenants of record in Book 2435, page 237, as amended in Book 2603, page 440, and made applicable to the land in question of record in Book 2855, page 475, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 30th day of April 19 81

Affiant James P. Bennett

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ennes

unimproved ( )
This is improved (X) property, known as 6120 Melbourne Drive, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address: (City or Town) (State)

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, except for 1981 taxes which are prorated and assumed by the purchasers.

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 30th *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.*

Billy J. Deaton, by his attorney-in-fact

Barbara E. Deaton

Barbara E. Deaton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Barbara E. Deaton

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 Nashville, Tennessee *this* 30th *day of* April, *19*81.

Mary Ensey *Notary Public*

Commission expires 4/8/84

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 TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1981, before me, Mary Ensey, a Notary Public in and for said County and State, personally appeared Barbara E. Deaton, to me known to be the person who executed the foregoing instrument in behalf of Billy J. Deaton and acknowledged that she executed the same as the free act and deed of said Billy J. Deaton.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1981.

Mary Ensey
Notary Public

Commission expires 4/8/84

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Billy J. Deaton and Barbara E. Deaton

TO
James P. Bennett and wife, Julia M. Bennett

G. 4.00.09

IDENTIF. REFERENCE

MAY 1 1 19 PM '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

3436 05/01 292.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5740 PAGE 171

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
			110000.00- CO	
			286.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 298.50-	
			3436A05/01/81 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 0 0 0 9

IDENTIF. REFERENCE

MAY 1 1 19 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 819812