This instrument prepared by Robert L. Jackson, Attorney at Law, 216 3rd Ave., N., Nashville, TN 37201

BOOK 5746 PAGE 718

WARRANTY DEED ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Bill Hunter	NEW OWNER	118-1-45
(NAME:) 2705 12th Ave., S.	(NAME:)	24W-00255
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Two Thousand, Eighty-Four and no/100 ($2,084.00) ---------- DOLLARS

and Grantee's agreement to assume and pay one Deed of Trust Note in the principal amount of $60,000.00 payable to Giles M. Carter and Maurice N. Foster, Jr., of record in Book 5558, page 600, RODC and further to assume and pay one promissory note payable to Giles M. Carter in the principal amount of $2,500.00 plus interest, being due and payable on 9/1/80

Benchmark Shoppe, Inc., a Tennessee corporation

have bargained and sold, and by these presents do transfer and convey unto the said Dr. Bill Hunter

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in Davidson County, Tennessee, being part of Lot No. 21 in E. T. Noel's Subdivision, of record in Book 57, page 128, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 12th Avenue South 82-1/2 ft. northerly from the southeast corner of said Lot No. 21, being 52-1/2 ft. northerly from the northeast corner of the Old Toll Gate Lot; thence with the westerly margin of said Avenue northerly 52-1/2 ft.; thence westerly 160 ft, more or less, to a 20 ft. alley at a point 95 ft. northerly from the northwest corner of said Toll Gate Lot; thence southerly 47-1/2 ft.; thence easterly 160 ft., more or less, to the beginning.

Being the same property conveyed to Benchmark Shoppe, Inc., a Tennessee corporation by deed from Giles M. Carter and Maurice N. Foster, of record in Book 5558, page 597, Register's Office for said County.

Including but excluding therefrom a strip of land 9.78 ft., more or less in width, conveyed to the City of Nashville by Guy Manning and wife, by Deed of Record in Book 855, page 628, said Register's Office, used for the purpose of widening Granny White Pike.

This is unimproved ( ) improved ( ) property, known as 2705 12th Ave., S., Nashville, TN 37212 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dr. Bill Hunter, his heirs and assigns, forever.

And we do covenant with the said Dr. Bill Hunter 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. except as stated.

And Benchmark Shoppe, Inc., a Tennessee corporation do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Dr. Bill Hunter his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of FEBRUARY, 1980

BENCHMARK SHOPPE, INC.
By _____ President
_____ Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $62,084.00

Affiant

Subscribed and sworn to before me, this the 1st day of February, 1980

Notary Public

My commission expires: (Affix Seal)

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Perry H. Garrett and Larry Bass with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and Secretary respectively of the Benchmark Shoppe, Inc. the within named bargainor, a corporation, and that (he / they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Perry H. Garrett as such President, and attesting the same by the said Larry Bass as such Secretary.

Witness my hand and official seal at office at Nashville on this the 1st day of FEBRUARY, 1980.

My commission expires 1-22-84

Notary Public

WARRANTY DEED

FROM

BENCHMARK SHOPPE, INC.

TO

DR. BILL HUNTER

G 4.2356

IDENTIF. REFERENCE

MAY 19 9 33 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6406 05/19 167.96- CHECK

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
			62084.00- CO	
			161.46 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 167.96-	
6406A05/19/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4,2356

IDENTIF. REFERENCE

May 19 9 33 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 822664