FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

M. S. Copas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1981.

E. Bivineau
Notary Public

~~MY COMMISSION EXPIRES:~~ Rep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COPAS & HAMILTON, Attorneys at Law, 108 N. Greenwood, Lebanon, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew N. Benson (NAME)	Allstate Enterprises Morrgage Corp. (NAME)	72-4
3522 Golf St. (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Ave. (STREET ADDRESS)	16
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DENNIS F. MILLER and wife, CHARLOTTE M. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW N. BENSON and wife, MARY LOUISE BENSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, TN, being Lot No. 11, Block "A", Plan of Inglewood Golf Club Subdivision, of record in Book 843, page 65, Register's Office for Davidson County, Tennessee.

SAID lot fronts 60.85 feet on the southerly side of Golf Club Lane and runs back 180.8 feet on the westerly line and 184.2 feet on the easterly line, to a dead line measuring 60.26 feet thereon.

BEING the same property conveyed to Dennis F. Miller by deed from Melvin R. Hudson and wife, Suzanne C. Hudson, of record in Book 5088, page 427, and furthermore being the same property conveyed to Charlotte M. Miller by quitclaim deed from Dennis F. Miller, to create tenancy by entirety, of record in Book 5727, page 544, in the Register's Office for Davidson County, Tennessee.

Subject to sewer and/or drainage easement of record in Book 4268, page 987, in said Register's Office.

The Grantees have assumed the outstanding mortgage indebtedness on said property secured by a Deed of Trust in Book 5088, page 429, in said Register's Office, and in connection with said assumption, the Grantors hereby assign, transfer, and convey the escrow account with Allstate Enterprises Mortgage Corporation to the Grantees.

unimproved ( )
This is improved (XX) property, known as 3522 Golf Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 7th day of August, 19 81

Dennis F. Miller
DENNIS F. MILLER

Charlotte M. Miller
CHARLOTTE M. MILLER

STATE OF TENNESSEE
Davidson County

BOOK 5781 PAGE 977

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS F. MILLER and wife, CHARLOTTE M. MILLER,

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, Tennessee, this 7th day of August, 19 81.

Commission expires 1/20/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM DENNIS F. MILLER et ux

TO ANDREW N. BENSON et ux

G 5.5.0 8.3

IDENTIF. REFERENCE

Dec 13 1 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

HSNC

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

09/13 37.50 CHECK

2128

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

3800.00-	CO	
91.00	CO TX	
.50	PRFEE	
6.00	WDEED	
	CHECK	97.50-
21788A08/13/81	CHL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5.50 8 3

IDENTIF. REFERENCE

1

AUG 13 1 20 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 837829