#84-5-43

FILE IN BOX #4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JAN., 1984.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

BOOK 6301 PAGE 105

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL BENNETT (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	MAP 11-15-A
113 Lakeside Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 6
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 73201 (CITY) (STATE) (ZIP)	#10D-10782

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, EMPIRE OF AMERICA, FSA, a corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL BENNETT and wife, BRENNA BENNETT,

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:

A certain Condominium Building Site containing 10.05 acres, more or less, in Davidson County, State of Tennessee, described as follows, to-wit:

BUILDING Site No. 6 in a Horizontal Property Regime, which is located on the plat of Lakewood Farm, A Condominium, of record in Book 4860, Page 102, Register's Office for Davidson County, Tennessee, reference to said plat is hereby made.

THE premises herein conveyed is a condominium building site established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lakewood Farm, A Condominium, of record in Book 5031, Page 812, said Register's Office, and the By-Laws of record in Book 5031, Page 819, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Empire of America, FSA, a corporation, by Deed from Arnold M. Weiss, Substitute Trustee, of record in Book 6173, Page 851, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 113 Lakeside Drive, (House Number) (Street) Goodlettsville, Tennessee 37072 (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 my hand this 14th day of May, 1984

EMPIRE OF AMERICA, FSA

BY:

KENNETH F. FOSBURG
Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6301 PAGE 106

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____ Notary Public

Commission Expires_____

STATE OF ~~TENNESSEE~~ NEW YORK
~~Davidson~~ County
Erie

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared KENNETH F. FOSBURG

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President _____ of the EMPIRE OF AMERICA, FSA, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Buffalo, New York, this 14th day of May, 1984.

Commission Expires 3/30/85 MARINA J. MARQUIS Notary Public, State of New York Qualified in Erie County My Commission Expires 1985

_____ Notary Public

WARRANTY DEED

FROM

EMPIRE OF AMERICA, FSA,

a corporation,

TO

MICHAEL BENNETT and wife,

BRENNA BENNETT

RUSH

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

I 2 4 9 9 8

IDENTIF. REFERENCE

MAY 29 2 55 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6301 PAGE 107

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

77000.00- CAMT
200.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
0095A05/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2:49 9 9 8

IDENT. REFERENCE

MAY 29 2 55 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0039522