FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: 4-13-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheryl I. Benischek (NAME)	Capitol Mortgage Corporation (NAME)	4D-12994
816 Gina Brooke Court (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Ste 206 (STREET ADDRESS)	87-13-19
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (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, Federal Home Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheryl I. Benischek, unmarried

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, Tennessee, being Lot No. 153 on the plan of Valley Brooke, of record in Book 5800, page 74, Register's Office for said County.

Said Lot No. 153 fronts 45.53 feet on the southeasterly margin of Gina Brooke Court and extends back 134.36 feet on the northeasterly line and 82.47 feet on the westerly line to a broken line in the rear, measuring 139.88 feet thereon.

Being the same property conveyed to Federal Home Builders, Inc. by deed from Robert E. Earheart and wife, V. Lucretia Earheart of record in Book 5990, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive coveyance of record in Book 5903, page 668, in Register's Office, and to the matters set forth in the above referenced plan of record.

12674

IDENTIF. REFERENCE

JUN 5 8 16 AM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 816 Gina Brooke Court (House Number) (Street) Hermitage, TN 37076 (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 s this 31st day of May, 1984

Federal Home Builders, Inc.

BY: Thomas V. Robinson, Vice President

Susan Farmer

Susan Farmer, Secretary

BY: Patricia Spicer Carden, Attorney-in-Fact

By: Patricia Spicer Carden

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas V. Robinson and Patricia Spicer Carden as Attorney-in-Fact for Susan Farmer with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Attorney-in-Fact for Secretary respectively of the Federal Home Builders, Inc. the within named bargainor, a corporation, and the they as such Vice President and Attorney-in-Fact for 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 Thomas V. Robinson as such Patricia Spicer Carden, and attesting the same by the said Vice President as such Attorney-in-Fact for Secretary.

Witness my hand and official seal at Nashville, Tennessee on this the 4th day of May, 1984.

My Commission Expires: 4-17-[illegible]

Patricia Spicer Carden
Notary Public

WARRANTY DEED

FROM
Federal Home Builders, Inc.

TO
Sheryl L. Benischek

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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
			55400.00- CONT.	
			144.04 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	130.54-
		217206/05/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 7 4 3

IDENTIF. REFERENCE

JAN 5 8 10 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.0041554