FORM NO. WD-1

BOOK 6359 PAGE 112

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 84

Notary Public

MY COMMISSION EXPIRES: 10/13/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE L. BENISEK, et ux (NAME)	METROPOLITAN FEDERAL SAVINGS AND LOAN (NAME)	97-4 24
4036 Port Victoria Ct. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	4D 6105
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, OAKLEY W. BRYAN and wife, VERNICE M. BRYAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE L. BENISEK and wife, JEANETTE BENISEK,

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. 66 on the Plan of Lake Park, Section I, Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the western margin of Port Victoria Court, said point being the common point between Lot No. 66 and Lot No. 67; thence following the common boundary between Lot No. 66 and Lot No. 67 west 161.47 feet to a point; thence south 27.28 feet to a concrete monument; thence continuing south 13° 47' east 163.69 feet to a concrete monument; thence south 26° 05' west 33.0 feet to a point; thence following the common boundary between Lot No. 66 and Lot No. 65 west 183.59 feet to a point on the western margin of Port Victoria Court; thence following the curve of Port Victoria Court north 50.69 feet to the point of beginning.

BEING the same property conveyed to Oakley W. Bryan and wife, Vernice M. Bryan by deed from F. Murray Parker and wife, Lavada D. Parker, of record in Book 4552, page 657, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings and Loan Association, of record in Book 4552, page 659, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4036 Port Victoria Court, Hermitage, Tennessee 37076
(House Number) (Street) (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 hands this 14th day of August, 19 84

Oakley W. Bryan
OAKLEY W. BRYAN

Vernice M. Bryan
VERNICE M. BRYAN

08/14/84 2254

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named OAKLEY W. BRYAN and wife, VERNICE M. BRYAN,

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 14th day of AUGUST, 19 84.

Commission expires 10/19/86

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

TO

I 4 2 9 1 5

IDENTIF. REFERENCE

Aug 14 12 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6359 PAGE 114

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

135000.CO- CAMT.
351.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 357.50-
2054A08/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 9 1 3

IDENTIF. REFERENCE

AUG 14 12 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060848