This instrument prepared by: INGRAM & LOWE, ATTORNEYS, 405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
JOHN E. BENZ	SAME	P/o Map 26-5
(NAME:) 405 TWO MILE PIKE	(NAME:)	Parcels 121
(STREET ADDRESS OR ROUTE NUMBER) GOODLETTSVILLE, TN. 37072	(STREET ADDRESS)	and 122
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

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I 78103 RUSH IDENTIF. REFERENCE JAN 22 11 21 AM '85 REGISTER DAVIDSON COUNTY, TN

ROGER SMITH, TRUSTEE, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN E. BENZ, hereinafter referred to as Grantee, his *heirs and assigns, a certain tract or parcel of land in* DAVIDSON *County, State of Tennessee, described as follows, to-wit:*

Unit A, of COLONIAL SQUARE, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed of COLONIAL SQUARE, of record in Book 6478, page 329, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Smith, Trustee, by deed of record in Bcok 6244, page 864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Master Deed and By-Laws of COLONIAL SQUARE of record in Book 6478, page 329; the Declaration of Covenants, Conditions and Restrictions of COLONIAL SQUARE of record in Book 6478 page 329, and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-101) of the Tennessee Code Annotated, 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 building 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 COLONIAL SQUARE, a condominium office building of record in Book 6478, page 329, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,758.54

Subscribed and sworn to before me, this the 22nd day of January 19 85

D. Ronald Ingram
Affiant

My commission expires: 7/17/88
(Affix Seal)

Joyce B. Donahue
Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

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This is unimproved ( ) improved (XX) property, known as Unit A, Colonial Square, 405 Two Mile Pike, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* January, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROGER SMITH, TRUSTEE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of January, 19 85.

Joyce B. Donahue, Notary Public.

Commission Expires 7/17/88

STATE OF
COUNTY OF

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, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

5114 01/22 219.58- CHECK

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

RECEIVED OF _____

FOR _____ BOOK 6478 PAGE 355

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

80758.54- CAMT.
210.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 219.50-
514A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17 8 10 3

IDENTIF. REFERENCE

JAN 22 11 21 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 102689