FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 1985.

Notary Public

MY COMMISSION EXPIRES: 2-27-85

(AFFIX SEAL)

BOOK 6512 PAGE 520

THIS INSTRUMENT WAS PREPARED BY
AMERICAN HOMES REALTY COMPANY, INC. 2201C Murfreesboro Road
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Stewart, Jr. (NAME)	SHEARSON/AMERICAN EXPRESS MORTGAGE (NAME)	59-10
3883 CROUCH DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1201 (STREET ADDRESS)	237
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92402 (CITY) (STATE) (ZIP)	13 DA 35365

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, JERRY L. BENSON et ux JACKIE L. BENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. STEWART, JR. et ux ALMA J. STEWART

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:

Being Lot No. 590 on the Plan of Haynes Manor, Phase I, Section 5, as of Record in Book 4460, Page 35, Register's Office for Davidson County, Tennessee.

Said lot No. 590 fronts 65 feet on the Westerly margin of Crouch Drive and extends back between parallel lines 140 feet to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Jerry L. Benson and Jackie L. Benson by Deed from Curtis Ellis Construction Company of Record in Book 5718 Page 316 Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of Record.

03/18 132.20 CHECK

This is unimproved ( ) improved (x) property, known as 3883 CROUCH DRIVE (House Number) (Street) NASHVILLE, TN. 37207 (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 1st day of March, 1985

Jackie L. Benson

Jerry L. Benson

9727

STATE OF TENNESSEE
Davidson County

6512 521

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Jerry L. Benson et ux Jackie L. Benson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1985.

Notary Public

Commission Expires July 27, 1986

STATE OF TENNESSEE
County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission _____

WARRANTY DEED

FROM

Jerry L. Benson

Jackie L. Benson

TO

John W. Stewart, Jr.

Alma J. Stewart

I 0 9 9 6 0

IDENTIF. REFERENCE

MAR 18 2 48 PM '85

FEE REGISTER OF DEEDS
DAVIDSON COUNTY, TN

RUS

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

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

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RECEIVED OF _____

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

44500.00- CAMT.
115.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 122.20-
9727A03/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 9 6 0

IDENTIF. REFERENCE

MAR 18 2 48 PM '85

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 116890