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 $

$86,000.00 William J. Pratt, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 19 85

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Pratt, Jr. (NAME)	Security Financial & Mtg. Corp. (NAME)	136-6
108 Islandia Ct. E. (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Perez Rd. Suite 320 (STREET ADDRESS)	102
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	2D-63771

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, Vern V. Benke, Jr. et ux, Linda D. Benke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Pratt, Jr. et ux, Sherrlyn A. Pratt

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. 335 on the Map of Priest Lake Park, Section Five of record in Book 4460, Page 176, as amended in Book 5007, Page 216, Register's Office for said county.
Said lot fronts 48.04 feet on the southeasterly side of Islandia East and runs back 120.93 feet on the northeasterly side and 180.93 feet on the southwesterly line to a rear line, which is a broken line measuring 195.98 feet.

Being the same property conveyed to Vern V. Benke, Jr. et ux Vivian A. Benke by deed from Thomas H. Trobaugh et ux, Patricia L. Trobaugh, of record in Book 5469, Page 890, Register's Office for Davidson County, Tennessee, and to Vern V. Benke, Jr. from Vivian Benke by deed recorded simultaneously herewith.
This conveyance is subject to any and all existing restrictions and easements of record.

Linda D. Benke joins in this conveyance to convey any marital rights she may have.

03/28 830. 1 CHECK

This is unimproved ( ) improved (x) property, known as 108 Islandia Ct. E. Nashville, TN 37217
(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 hand s this 22nd day of March, 19 85

Vern V. Benke, Jr. Vern V. Benke

Linda D. Benke Linda D. Benke

2959

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 Vern V. Benke, Jr. et ux, Linda D. Benke

the bargainors, 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 22nd day of March, 19 85.

Gary B Fisher Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson 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 Expires _____

WARRANTY DEED

FROM
Vern V. Benke, Jr. et ux,
Linda D. Benke

TO
William J. Pratt, Jr. et ux,
Sherlyn A. Pratt

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

I-92 4.8 I

IDENTIF. REFERENCE

MAR 28 11 04 AM '85

FELIX A. NIXON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

86000.00- CAMT.
223.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.10-
2959A03/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-9248 I

IDENTIF. REFERENCE

MAR 28 11 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120031