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 $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 85.

Notary Public

MY COMMISSION EXPIRES: 5/2/1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jeffrey Alan Greene, Harwell Barr Martin & Stegall, A Professional Corporation, 1
~~172 2nd Avenue North, Nashville, TN 37201~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. R. Benning and wife	(Same)	130-15
Donna Benning (NAME)	(NAME)	#71
1108 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH #5155

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, Craig V. Gabbert, Jr. and wife, Karen C. Gabbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. R. Benning, and wife, Donna Benning

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. 3 on the Plan of Harpeth View Estates, of record in Book 1835, page 69, Register's Office for said County.

Said Lot No. 3 fronts 214.1 feet on the easterly side of Wayland Drive, formerly Farview Drive and extends back 207.5 feet on the southerly line and 236.6 feet on the northerly line to a dead line in the rear on which it measures 224 feet.

Being the same property conveyed to Craig V. Gabbert, Jr. and wife, Karen C. Gabbert by deed from Charles Randolph Goodrum and wife, Margaret Gail Goodrum, of record in Book 5444, page 903, Register's Office for said County.

Said conveyance is made subject only to the restrictive convenants and easement set forth in the Plan of Record in Book 1835, page 69, and instruments of record in Book 1728, page 127 and Book 2084, page 173 and the easement of record in Book 6220, page 10, said Register's Office and 1985 taxes, which are assumed by Grantees.

This is ( ) unimproved (X) improved property, known as 4516 Wayland Drive (House Number) (Street) Nashville, TN 37215 (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 14 day of May, 19 85

Craig V. Gabbert, Jr.

Karen C. Gabbert

05/14 271.70

3132

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ann B Rook, a Notary Public in and for said County and State, the within named Craig V. Gabbert, Jr. and wife, Karen C. Gabbert

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 14th day of May, 1985.

Ann B Rook Notary Public

Commission Expires 7/23/88

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
Craig V. Gabbert, Jr., et ux

TO
T. R. Benning, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

J 0 4 8 7 7

MAY 14 3 42 PM '85
PERLA C. MITCHELL, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

102000.00- CAMT.
265.20 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 271.70-
8132A05/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 4 8 7 7

IDENTIF. T REFERENCE

MAY 14 3 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134814