Box 30

BOOK 6572 PG 356

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

James H Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1985

Notary Public

MY COMMISSION EXPIRES 1-19-86

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL-S NUMBERS
James H. Benson, etux (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
324 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	42-9-34
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	11D-8375

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, PEGGY JOYCE HARDWICK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. BENSON AND WIFE, JUDY L. BENSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSLE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Section One, Kemper Heights, of record in Book 2331, pages 65 and 66, Register's Office for said County.

SAID Lot No. 5 fronts 95 feet on the easterly margin of Arta Drive and extends back 388.9 feet on the northerly line and 269.5 feet on the southerly line to a broken line in the rear, measuring 197.8 feet thereon.

BEING the same property conveyed to Peggy Joyce Hardwick by deed from James H. Benson and wife, Judy Lane Benson, of record in Book 4692, page 497, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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IDENTIF. REFERENCE

JUN 3 3 27 PM '85

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

CS/C3 1/1.75- CHECK

This is unimproved ( ) improved (X) property, know as 105 Arta Drive, Madison, Tennessee 37115
(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 convenant 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 31st day of May, 19 85

Peggy Joyce Hardwick
Peggy Joyce Hardwick

4527

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 Peggy Joyce Hardwick

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 19 85.

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Peggy Joyce Hardwick, Unmarried

TO

James H. Benson and wife,

Judy L. Benson

BOX 30

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
4027A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 7 3 0

IDENTIF. REFERENCE

JUN 3 3 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140559