ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Gary W. Benz (NAME)	Same (NAME)	42-16-90
1008 Falls Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6589 PAGE 37

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- **DOLLARS**

cash in hand paid by Gary W. Benz and wife Diane Benz, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Lillian F. Allison, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said GARY W. BENZ and wife, DIANE BENZ

the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract #1:

Being the easterly 50 feet of the westerly 91.1 feet of Lot No. 40 and the easterly 50 feet of the westerly 91.1 feet of the southerly 50 feet of Lot No. 41 on the Plan of Douglas-Levine Subdivision at Madison, as of record in Book 547, page 44, Register's Office for said County.

Said part of Lots Nos. 40 and 41 fronts 50 feet on the northerly side of Woodruff Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Franklin Allison and wife, Lillian F. Allison, by deed from Lige S. Allen and wife, Nellie O. Allen of record in Book 2107, page 589, Register's Office for Davidson County, Tennessee. The said James Franklin Allison having since died.

Tract #2:

Being the west 41.1 feet of Lot No. 40 and the west 41.1 feet of the south 50 feet of Lot No. 41 on the Map of Douglas Levine Subdivision, as of record in Book 547, page 44, Register's Office for said County.

Said parts of said lots front 41.1 feet on the north side of Woodruff Street, and runs back between parallel lines along the east margin of Douglas Street, 150 feet to a dead line.

There is included in the above description but expressly excluded from this conveyance the following described property:

Being a part of Lots 40-41 on the Plat of the Douglas-Levine Subdivision, of record in Book 547, page 44, described as follows: (Continued on Exhibit A)

This is unimproved ( ) improved (X) property, known as 222 Woodruff Street (House Number) (Street)
Madison, TN 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st **day of** June **, 19**85.

Lillian F. Allison

BOOK 6589 PAGE 38

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Lillian F. Allison

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

Witness my hand and official seal at Goodlettsville, Tennessee, this [illegible] day of June, 19 85.

My commission expires April 17 1988 Notary Public D. Ronald Ingram

RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and ; executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lillian F. Allison

Sworn to and subscribed before me
this 21st day of June, 1985.

My commission expires April 17, 1988 Notary Public D. Ronald Ingram

RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY TENN.

This instrument was prepared by:

D. Ronald Ingram, 405 Two Mile Pike, Goodlettsville, TN 37072
Name Address

WARRANTY DEED

FROM LILLIAN F. ALLISON

TO GARY W. BENZ et ux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

BOOK 6589 PAGE 39

EXHIBIT A

(Description of Tract #2 con't)

Beginning at the point of intersection of the north margin of Woodruff Street and the east margin of Douglas Street, thence along the said east margin northwardly 150.0 feet to a point; thence South 87 degrees 56 minutes east 30.0 feet to a point, thence South 10 degrees 57 minutes east 30.0 feet to a point, thence along a curve left having a radius of 25 feet for 24.5 feet to a point, thence southwardly 4.2 feet to a point in the said north margin, thence along the said north margin north 78 degrees 55 minutes 35 seconds west 41.1 feet more or less to the point of beginning and containing 4634 square feet and being part of the property conveyed by Charlie Brown Fain and wife, Elizabeth Frances Fain to Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4852, page 561, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian F. Allison by deed from Charlie Brown Fain and wife, Elizabeth Frances Fain of record in Book 5134, Page 738, Register's Office for Davidson County, Tennessee.

J 1 5 0 5 6

IDENTIF. REFERENCE

JUN 21 2 41 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6589 PAGE 40

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49000.00- CAMT.	
			127.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	136.90-
0730A06/21/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 5 0 5 6

IDENTIF. REFERENCE

JUN 21 2 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147105