ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
WILLIAM W. BENZ, JR., et ux	SAME	Map 42-16
(NAME)	(NAME)	
7723 Old Springfield Highway		Parcel 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		11D-15670
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS cash in hand paid by the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption and agreement to pay the remaining balance of a Deed of Trust in favor of Lillian F. Allison, of record in Book 6589, Page 41, Register's Office for Davidson County, Tennessee;

we, GARY W. BENZ, et ux, DIANE BENZ

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM W. BENZ, JR., et ux, MARGARET P. 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 I:
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.

TRACT II:
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:

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

(Continued on Exhibit A)

unimproved ( )
This is improved (X) property, known as 222 Woodruff Street, (House Number) (Street)
Madison, Tennessee 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 10th day of October, 19 85.

X Gary W. Benz
GARY W. BENZ

X Diane Benz
DIANE BENZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6689 PAGE 66

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY W. BENZ, et ux, DIANE BENZ

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 19 85.

My commission expires 10/20/85 Notary Public Kathy J. Byles

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, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Annette Burton

Sworn to and subscribed before me
this 10th day of October, 19 85.

My commission expires 10/20/85 Notary Public Kathy J. Byles

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

This instrument was prepared by:

WARRANTY DEED

FROM

GARY W. BENZ, et ux,

DIANE BENZ

TO

WILLIAM W. BENZ, JR.

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

EXHIBIT A

(Description Continued)

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 to Gary W. Benz, et ux, Diane Benz, by deed from Lillian F. Allison, a widow, of record in Book 6589, Page 37, Register's Office for Davidson County, Tennessee.

46509

IDENTIFICATION REFERENCE

Oct 23 8 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6689 PAGE 68

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53500.00- CAMT.	
			139.10 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	148.60-
9011A	10/23/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46509

IDENTIF. REFERENCE

Oct 23 8 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184423