This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6728 PAGE 128

Address New Owner(s):
Margie Mancini Benson
6124 Hillsboro Rd.
Nashville, Tennessee 37215

Send Tax Bills to:
same

Map: 144-15
Parcel: 11
Field Book: FH-10950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, William E. Elder and wife, Linda L. Elder, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Margie Mancini Benson, (the "Grantee"), her heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being Lot No. 15 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, pages 30 and 31, said Register's Office.

Said Lot No. 15 fronts 200 feet on the southeasterly side of Hillsboro Pike and runs back between parallel lines, 490 feet to a dead line.

Being the same property conveyed to William E. Elder and wife, Linda L. Elder, by deed from Dale C. Allen, unmarried, of record in Book 6084, page 209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 1984.
2. Restrictions of record in Book 2435, page 237; Book 2603, page 440, and Book 4207, page 397, Register's Office for Davidson County, Tennessee.
3. Conditions of owner's certificate, a 100-foot setback line from Hillsboro Pike, and a 10-foot easement for public utilities along the rear line of said lot as shown on the plan of record in Book 2331, page 30, Register's Office for Davidson County, Tennessee.
4. Deed of Trust executed by William E. Elder and wife, Linda L. Elder to McCoy C. Zachary, Trustee, of record in Book 6084, page 212, Register's Office for Davidson County, Tennessee.

This is improved property known as 6124 Hillsboro Rd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 1984.

William E. Elder
WILLIAM E. ELDER

Linda L. Elder
LINDA L. ELDER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William E. Elder and wife, Linda L. Elder, the within named 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 seal, at office in NASHVILLE, Tennessee, this 15th day of June, 1984.

Notary Public

My Commission Expires: 1/20/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $168,500.

Affiant

Subscribed and sworn to before me, this 15 day of June, 1984.

Notary Public

My Commission Expires: 1/20/85

58707

IDENTIFICATION REFERENCE

Dec 5 3 02 PM '85

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6728 PAGE 130

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58707

IDENTIFICATION REFERENCE

DEC 5 3 02 PM '85

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY TN

No. 198525