#4303 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6761 PAGE 325

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A T & C CORP. (NAME)	P.O. Box 23045, Nashville, TN 37202 (NAME)	Map 104-9
3626 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 144
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #26W-4935

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, MARJORIE E. BENEDICT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A T & C CORP.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 37 of Block 5 on the Plan of Richland Realty Company's Division "A", as of record in Plat Book 161, page 151 which plat does not show Blocks divided into lots. According to an unrecorded copy of a survey thereof showing said blocks divided into small lots, said Lot No. 37 fronts 100 feet on the north side of West End Avenue and runs back between parallel lines, parallel to and 100 feet east of Craighead Avenue, 200 feet to a dead line, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee Willis by deed from George E. Ellis and wife, Ora M. Ellis of record in Book 1338, page 7, and by deed from Della Willis of record in Book 2011, page 197, said Register's Office. The said Lee Willis having since died leaving Marjorie E. Benedict as her only child and heir at law.

This conveyance is made subject to: (1) All matters appearing on the Plan of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, and (2) 1986 Taxes which have been prorated and assumed by the Grantee.

GRANTOR IS NOT A RESIDENT OF THE STATE OF TENNESSEE AND THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF GRANTOR.

This is improved (XX) unimproved ( ) property, known as 3626 West End Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of January, 1986

Marjorie E. Benedict by Horace E. Johns, Jr.
MARJORIE E. BENEDICT
Attorney-in-Fact for the said Marjorie E. Benedict
by Power of Attorney recorded simultaneously herewith

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of January, 1986, before me personally appeared HORACE E. JOHNS, JR. to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of MARJORIE E. BENEDICT, and acknowledged that he executed same as the free act and deed of the said MARJORIE E. BENEDICT.

Witness my hand and seal, at office in Franklin, Tennessee, this 10th day of January, 1986.

_____
Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

AT&C CORP. By: M. Al-Haddad, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM MARJORIE E. BENEDICT

TO A T & C CORP.

6 8 3 9 7

IDENTIFICATION REFERENCE

JAN 13 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

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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
			340000.00- CAPIT.	
			804.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	530.50-
			535JA01A13486 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6839 7

IDENTIFICATION REFERENCE

JAN 13 2 39 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210121