STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

92,000.00 Vern Benke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 19 86.

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vern V. Benke (NAME)	National Mortgage Company (NAME)	MAP 151
3328 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 7
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	2D-44460

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, Virgie L. Alcorn, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vern V. Benke and wife, Linda D. Benke

HEREINAFTER CALLED THE GRANTEES, THEIR 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 2.9 acres, more or less, being described according to a survey prepared by Dixie Engineering Associates, dated August 21, 1984, as follows:

Beginning at a point in the centerline of Smith Springs Road, said point being 30 feet south of the southwest corner of an 50 foot easement for ingress and egress and the southeast corner of Parcel 6; thence N 10 deg. 07 mins. E 470.56 feet to a point; thence N 79 deg. 53 mins. W 335.32 feet to a point; thence S 10 deg. 07 mins. W 85.74 feet to a point; thence N 79 deg. 53 mins. W 84.0 feet to a point; thence S 10 deg. 07 mins. W 392.50 feet to a point in the centerline of Smith Springs Road; thence with said center line, N 78 deg. 08 mins. W 251.45 feet to the point of beginning.

BEING part of the same property conveyed to Roy A. Alcorn and wife, Virgie L. Alcorn by deed from Thomas A. Kittrell and wife, Opal Kittrell, of record in Book 4629, page 714, said Register's Office, and being part of the same property conveyed to Virgie L. Alcorn by deed from J. H. Carothers, Sr. and wife, Mary A. Carothers, of record in Book 5509, page 533, Register's Office for Davidson County, Tennessee. The said Thomas A. Alcorn having since died.

This conveyance is subject to a 50 foot easement for ingress and egress along the westerly side lot line.

This is Unimproved ( ) Improved (X) property, known as 3328 Smith Springs Road, (House Number) (Street) Antioch, TN 37013 (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 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. 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 12th day of March, 19 86

Virgie L. Alcorn
Widow

3185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgie L. Alcorn

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 12th day of March 1986

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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

WARRANTY DEED

FROM
Virgie L. Alcorn

TO
Vern V. Benke
Linda D. Benke

IDENTIFICATION REFERENCE

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Mar 14 12 31 PM '86

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