file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
M. Rush Benton
113 Taggart Avenue
Nashville, TN. 37205

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 129-08
PARCEL 113
7DZ-32550

WARRANTY DEED BOOK 6870 PAGE 321

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas F. Guschke, Jr. and wife, Mary Anne Guschke hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. Rush Benton and wife, Joan R. Benton hereinafter called the Grantee, Grantee's 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. 19, Block E on the plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, of record in Book 1130, page 71 and 72, Register's Office for said County.

SAID Lot No. 19 fronts 100.0 feet on the southerly margin of Taggart Ave. and extends back between parallel line 200.0 feet to a dead line.

Being the same property conveyed to Thomas F. Guschke, Jr. and wife, Mary Anne Guschke by deed from H. Dannehl Platt and wife, Leila Desiree M. Platt of record in Book 5261, page 348, Register's Office for Davidson County.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

0.5 1.7.4
IDENTIFI REFERENCE
May 29 10 59 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 113 Taggart Avenue, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of May, 19 86

Mary Anne Guschke
Mary Anne Guschke

Thomas E. Guschke, Jr.
Thomas F. Guschke, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of May, 19 86 before me personally appeared Thomas F. Guschke, Jr. and wife, Mary Anne Guschke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6870 PAGE 322

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00.

M. Rush Benton
Affiant

Subscribed and sworn to before me, this the 28th day of May, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Thomas F. Guschke, Jr. and wife, Mary Anne Guschke

to:
M. Rush Benton and wife, Joan R. Benton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25053

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

RECEIVED OF _____

FOR _____

BOOK 6870 PAGE 323

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

120000.00- CONVEYANCE
312.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
9214A05/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05:17:47
IDENTIFICATION REFERENCE
MAY 29 10 59 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252927