THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6945 PAGE 67

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
CHARLES ALLEN BENSON 4748 MINERS COVE ANTIOCH, TN 37013	CFS MORTGAGE CORP. 2120 SOUTH 72ND STREET OMAHA, NEBRASKA 68124	MAP 149 PARCEL 207

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, receipt and sufficiency of which are hereby acknowledged, KENNETH R. GIBSON et ux, BRENDA GIBSON, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said , CHARLES ALLEN BENSON et ux, ROBBIE ANN BENSON , hereinafter referred to as " GRANTEE(S) ", their heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 4748 Miners Cove, Antioch, Tn .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and representatives forever, and we covenant with the said Grantee(s), their heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and representatives the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 8th day of August, 1986.

Kenneth R. Gibson
KENNETH R. GIBSON

Brenda Gibson
BRENDA GIBSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater for this transfer is $54,500.00.

Charles Allen Brown
AFFIANT

Subscribed and sworn to before me this the 8th day of August, 1986

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named KENNETH R. GIBSON et ux, BRENDA GIBSON , the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 8th day of August, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 6945 PAGE 69

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's office for said County.

Said Lot No. 167 fronts 68.58 feet on the southwesterly margin of Miners Cove and extends back 148.4 feet on the northwesterly line and 120.43 feet on the southeasterly line to a dead line in the rear, measuring 65.69 feet thereon.

Being the same property conveyed to Kenneth R. Gibson et ux, Brenda Gibson by deed from Marion Thurman et ux, Eva Thurman of record in Book 5216, page 652, said Register's Office.

In addition Grantors hereby conveys to Grantees all of their right, title and interest in and to easements of record in Book 6945, page 61 and Book 6945, page 64, said Register's Office.

30072

IDENTIFI REFERENCE

Aug 11 8 52 AM '86

FELIX Z. NILSON III REGISTER
DAVIDSON COUNTY, TN

" EXHIBIT B "

This conveyance is subject to the following:

Taxes for the year 1986, which have been prorated between Grantors and Grantees.

Restrictions of record in Book 5146, page 680, said Register's Office; the Plan of record in Book 5050, page 57, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6945 PAGE 71

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
			54500.00- CONT.	
			154.60 CSTAX	
			.50 PRFE	
			12.00 MSC T	
			CHECK 166.10-	
			8294A60/11/86 BAL .10	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30072

IDENTIFT REFERENCE

AUG 11 8 52 AM '86

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 281408