#5710 File Box 38

WARRANTY DEED

BOOK 7172 PAGE 102

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN A. BENSON (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 142-16-A
1221 Bedfordshire Court (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	55
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	9D-79197

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, H AND P PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN A. BENSON and wife, KATHLEEN H. BENSON

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. 55 on the Plan of Phase Two of Devon Park, as of record in Plat Book 6250, page 432, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to H and P Properties by deed from STM Devon Park Partnership of record in Book 6995, page 334, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6176, page 7, made applicable in Book 6541, page 542; (3) Easements of record in Book 4603, page 495, Book 5258, page 278, Book 5473, page 175; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 432, said Register's Office.

05184

IDENTIFI REFERENCE

MAR 18 12 31 PM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1221 Bedfordshire Court, Nashville, Tennessee 37221

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 16th day of March, 1987.

H AND P PROPERTIES
By: Karl E. Haury, Jr.
Karl E. Haury, Jr.

By: J. Thomas Patterson (SEAL)
J. THOMAS PATTERSON, III

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7172 PAGE 103

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 Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Thomas Patterson, III _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be a partner of the H AND P PROPERTIES _____, the within named bargainor, ~~a corporation~~ a partnership, and that as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said J. Thomas Patterson, III as such partner.

Witness my hand and official seal, at Nashville, Tennessee, this 16th day of March, 1987.

Helen W. Scott Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Karl E. Haury, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of H and P Properties, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Karl E. Haury, Jr. as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of March, 1987.

Clara Dee Dayt
Notary Public

My commission expires: 11-12-87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Stephen A. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 87

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Helen W. Scott
Notary Public

WARRANTY DEED

FROM H AND P PROPERTIES

TO STEPHEN A. BENSON and wife, KATHLEEN H. BENSON

FILED

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 _____ BOOK 7172 PAGE 104

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

18450.00- CAMT.
516.00 STAX
.50 RPFEE
6.00 WDFEE
CHECK 983.10-
0890X03/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05184

IDENTIFICATION REFERENCE

Mar 18 12 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58392