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THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
SHIRLER CONKLIN	SHIRLER CONKLIN 709 Heritage Square Madison, TN 37115	Map 42-7-A Parcel 5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMIE PARKS BENSON and DEBBIE PARKS GLENN, a/k/a DEBBIE P. CALVIN, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said SHIRLER CONKLIN, hereinafter referred to as Grantee, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase One, Heritage Square, Second Revised Plan, as of record at Book 5200, page 282, Register's Office for said County.

Said Lot No. 5 fronts 46.13 feet on the northerly margin of Heritage Square Drive, and extends back 100.0 feet on the easterly line, and 100.0 feet on the westerly line, to a line on the rear on which it measures 55.00 feet.

Being the same property conveyed to Jamie Parks Benson and Debbie Parks Glenn by deed from James G. Parks and wife, Marilyn P. Parks, of record in Deed Book 6549, page 784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions contained in an instrument of record at Book 5588, page 807; to an easement for water mains of record at Book 5588, page 906; to the limitations shown on the Plan of record at Book 5200, page 282, all being of record in the Register's Office for Davidson County, Tennessee.

DEBBIE PARKS GLENN and DEBBIE P. CALVIN are one in the same person.

ELWIN W. BENSON, JR., husband of JAMIE PARKS BENSON, joins in this conveyance to transfer all marital rights he may have in and to said property, if any.

BRUCE CALVIN, husband of DEBBIE P. CALVIN, joins in this conveyance to transfer all marital rights he may have in and to said property, if any.

This is improved property, known as: 709 Heritage Square, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMIE PARKS BENSON and DEBBIE P. CALVIN, their successors, heirs and assigns forever. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said SHIRLER CONKLIN, her successors, heirs and assigns, against the lawful claims of all persons.

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WITNESS our hands this 2 day of April, 1987.

Jamie Parks Benson
JAMIE PARKS BENSON

Elwin W Benson Jr
ELWIN W. BENSON, JR.

Debbie P. Calvin
DEBBIE P. CALVIN

Bruce Calvin
BRUCE CALVIN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 55,700.00.

Shirley Conkin
AFFIANT

Subscribed and sworn to before me, this 2nd day of April, 1987.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 11-25-90

APR 6 9 47 AM '87
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

11536

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JAMIE PARKS BENSON and husband, ELWIN W. BENSON, JR., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 2nd day of April, 1987.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 11-25-90

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared DEBBIE P. CALVIN and husband, BRUCE CALVIN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 2nd day of April, 1987.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 11-25-90

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

RECEIVED OF _____

FOR _____

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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

[illegible] MT.
[illegible] STATE
.50 [illegible]
[illegible] MT.
[illegible] MT.
[illegible]
[illegible] 162.46-

DC [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11539.

IDENTIFICATION REFERENCE

APR 6 9 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65577