BOOK 7254 PAGE 159

THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON, MOSSMAN & PATE
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,900.00

Frederick A DeRocher By Michael H Boone Attorney in Fact
FREDERICK A. DeROCHER

Subscribed and sworn to before me this ____ day of ____, 1987.

NOTARY PUBLIC

My Commission Expires: ____

31693

IDENTIFICATION REFERENCE

JUN 1 3 40 PM 1987

FEE $ REGISTER'S OFFICE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Timothy E. Bender and wife, Jacquelyn A. Bender 840 Hermitage Ridge Hermitage, Tennessee 37076	Dobson and Johnson, Inc. Suite 400, One Belle Meade Place 4400 Harding Road Nashville, Tennessee 37205
MORTGAGEE: Dobson & Johnson, Inc.	Map and Parcel No: Map 75-1, Parcel 11

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the Deed of Trust of record in Book 6079, page 312, Register's Office for Davidson County, Tennessee, in the original principal amount of FIFTY FOUR THOUSAND FIVE HUNDRED ($54,500.00) DOLLARS;

We, FREDERICK A. DeROCHER and wife, LISA M. BARONE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY E. BENDER and wife, JACQUELYN A. BENDER, 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 Lot No. 23 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 125, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FREDERICK A. DeROCHER and wife, LISA M. BARONE, by deed from Paul A. Sullivan and wife, Donna M. Sullivan, of record in Book 6079, page 309, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 4820, page 611, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 840 Hermitage Ridge, Hermitage, Tennessee 37076.

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, successors 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 ouselves, 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.

IN WITNESS WHEREOF, FREDERICK A. DeROCHER and LISA M. BARONE have hereunto set their hands on this 22nd day of December, 1987.

Frederick A. DeRocher by Michael A. Barone Attorney in Fact
FREDERICK A. DeROCHER, by
MICHAEL A. BARONE,
Attorney in Fact, of record in
Book 7254, page 157, Register's
Office for Davidson County, TN.

Lisa M. Barone by Michael A. Barone Attorney in Fact
LISA M. BARONE, by
MICHAEL A. BARONE,
Attorney in Fact, of record in
Book 7254, page 158, Register's
Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 1987, before me personally appeared MICHAEL A. BARONE, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FREDERICK A. DeROCHER acknowledged that he executed the same as the free act and deed of said FREDERICK A. DeROCHER.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1987.

NOTARY PUBLIC

My Commission Expires: May 1, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 1987, before me personally appeared MICHAEL A. BARONE, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA M BARONE acknowledged that he executed the same as the free act and deed of said LISA M. BARONE.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1987.

NOTARY PUBLIC

My Commission Expires: May 1, 1991

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

59000.00- CAMT.
167.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.22-
3854A06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31693

IDENTIFICATION REFERENCE

JUN 1 3 48 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88271