Prepared by: Blake Freeman, Atty., P. O. Box 1368, Madison, TN 37116

BOOK 7272 PAGE 346

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth Benjamin and Mary Chavers (NAME)	Union National Bank of Little Rock (NAME)	60-2-168
3020 Creekwood Dr (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars,
cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of the mortgage of record in Book 5993, page 748, Register's Office for Davidson County, Tennessee, securing the payment of the original sum of $48,000.00 to Capitol Mortgage Corp.

JOSEPH B. ALLEN AND WIFE, SONYA B. ALLEN

have this day bargained and sold, and do hereby transfer and convey unto the said RUTH BENJAMIN AND MARY L. CHAVERS

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Parkwood Estates, Section I of record in Book 2900, pages 119 and 120, Register's Office for said County.

Said Lot No. 154 fronts 71.0 feet on the southwesterly side of Creekwood Drive and extends back 149.5 feet on the northwesterly line and 144.7 feet on the southwesterly line to a broken line in the rear measuring 95.45 feet thereon.

Being the same property conveyed to Joseph B. Allen and wife, Sonya B. Allen by deed from James Melvin Smith and wife, Willie Jo Smith of record in Book 6322, page 18, Register's Office for Davidson County, Tennessee.

3 7 7 8 4

IDENTIFICATION REFERENCE

JUN 10 1 08 PM '87

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

PUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,900.00

Subscribed and sworn to before me this the 17th day of June 1987

Affiant Ruth Benjamin

My commission expires: 3-8-89 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3020 Creekwood Drive, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are 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 current year taxes, mortgage of record in Bk. 5993, pg. 748, and any other matters 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of June, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph B. Allen
JOSEPH B. ALLEN

Sonya B. Allen
SONYA B. ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Joseph B. Allen and Sonya B. Allen

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 17th *day of* June, *19* 87.

Notary Public

Commission expires 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

RECEIVED OF _____

FOR _____

BOOK 7272 PAGE 348

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
			58900.00-	CAMT.
			164.92	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 171.42-
			0839A06/18/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3778.4.

IDENTIFICATION REFERENCE

JUN 18 1 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95105