WARRANTY DEED BOOK 7309 PAGE 181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
LOWELL H. BENSON, et ux (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	60-04
217 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	30
Nashville TN 37207 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	12DZ 09935

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, WE, JAMES B. TONEY and wife, MAXINE M. TONEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOWELL H. BENSON and wife, NINA E. BENSON

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 a small tract in the 12th Civil District of said County, being part of Lot No. 1 of the William Phillips Plan, as of record in Book 57, page 21, Register's Office for said County, and being also known as Lot No. 217 of the L. P. Jones Unrecorded Resubdivision described as follows:

Beginning at a point in the north margin of Maplewood Lane, 738.7 feet west of the west margin of Walton Lane, being the corner of Lots 217 and 219; thence with the margin of Maplewood Lane, north 83° 35' west 65 feet to the corner of Lots 215 and 217; thence with the line between said lots, north 6° 25' east 213 feet; thence south 83° 35' east 65 feet to the rear corner of Lots 217 and 219; thence with the line between said lots, south 6° 25 west 213 feet to the beginning.

Being the same property conveyed to James B. Toney and wife, Maxine M. Toney, by deed from Nellie Poole, of record in Book 5341, page 337, Register's Office for Davidson County, Tennessee.

PAM Z. WILSON, REGISTER DAVIDSON COUNTY, TN
JUL 29 8 47 AM '87

IDENTIFICATION REFERENCE 50276

This is unimproved ( ) improved (X) property, known as 217 Maplewood Lane, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 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. 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.

Witness our hands this 24th day of July, 1987

JAMES B. TONEY

MAXINE M. TONEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Toney and Maxine M. Toney

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 24th day of July, 1987

Commission Expires September 11, 1990

Mary L. Myatt
Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

RECEIVED OF _____

FOR _____

BOOK 7309 PAGE 183

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46500.00- [illegible]	
			130.20 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK [illegible]	
			5122A07/29/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50276

IDENTIFT REFERENCE

Jul 29 8 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109176