BOOK 7372 PAGE 325

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
M. Norris Jenkins, Trustee Suite 230 392 Harding Place Nashville, TN 37211	Citicorp Homeowners Services, Inc. P.O. Box 790001 St. Louis, Missouri 63179-0001	Map 120-01-0 Parcel 064.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to Citicorp Homeowners Services, Inc. secured by a Deed of Trust of record in Book 5540, page 859, Register's Office for Davidson County, Tennessee,
I, James D. Bennett
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

M. Norris Jenkins, Trustee, with power to sell, convey or mortgage without joinder of any beneficiary,

hereinafter called the Grantee(s), 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. 18 on the plan of Miro Meadows, of record in Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 65 feet on the northwesterly margin of Kermit Drive and extends back 185 feet on the northeasterly line and 189 feet on the southwesterly line to a dead line in the rear, measuring 65.12 feet thereon.

Being the same property conveyed to James D. Bennett by deed from Gary Lee Aumaugher and wife, Deborah Jo Bachi Aumaugher of record in Book 6305, page 451, Register's Office for Davidson County, Tennessee. Melody P. Bennett joins in this conveyance to convey any interest she may have as the wife of James D. Bennett.

( ) unimproved
This is (X) improved property at 1228 Kermit Drive, Nashville, TN 37217

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 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 5th day of October, 1987.

James D. Bennett
JAMES D. BENNETT

Melody P. Bennett
MELODY P. BENNETT

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Bennett and Melody P. Bennett the within named 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 Nashville, Tennessee, this 5th day of October, 1987.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $44,000.00.

W. Howard Morgan Trustee
AFFIANT

Subscribed and sworn to before me this 5th day of October 1987.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

71844.

IDENTIFICATION REFERENCE

OCT 6 9 41 AM '87

DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			44000.00-	CAMT.
			123.20	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	129.70-
0176A	10/06/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7184 4

IDENTIFICATION REFERENCE

OCT 6 9 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23685