BOOK 7381 PAGE 747

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $56,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October 19 87
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Timothy W. Benson (NAME)	Keystone Mortgage Corporation (NAME)	148-12
4704 Miners Cove (ADDRESS)	3021 E. 98th St., P.O. Box 40509 (ADDRESS)	237
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Indianapolis, IN 46280 (CITY) (STATE) (ZIP)	02DU68964

FOR AND 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, Sam Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Benson and wife, Myla Ray 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.

BEING Lot No. 178 on the Plan of Section Four Terragon Trails, of record in Book 5050, page 57, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sam Harding d/b/a/ Heritage Properties by deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 7152, Page 836, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5146, page 680 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Annette Harding herein joins to convey any interest she may have; especially her marital rights.

7.52 4 b.
IDENTIFICATION REFERENCE
Oct 19 1 51 PM '87
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4704 Miners Cove, Antioch, TN 37013
(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 my hand this 16th day of October 19 87

Sam Harding
Sam Harding

Annette Harding
Annette Harding

BOOK 7381 PAGE 748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam Harding and wife, Annette Harding

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 16th day of October, 1987

Commission expires 11-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 / themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

Sam Harding

TO

Timothy W. Benson and wife, Myla Ray Benson

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 749

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

56000.00- CAMT.
156.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.30-
4180A10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.52.46

IDENTIFT REFERENCE

OCT 19 1 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27593