DAVIDSON COUNTY, TN
DEC 9 3 32 PM '87
IDENTIFICATION REFERENCE
89296

THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 3079
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR TAXES:	MAP/PARCEL #:
Stephen R. Benneyworth 3603 Meadowbrook Avenue Nashville, Tennessee 37205	Same	Map 104-5 Parcel 257

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN F. CAWTHON, TRUSTEE FOR SARAH ELLEN (NELLIE) CAWTHON UNDER THE LAST WILL AND TESTAMENT OF GEORGE M. CAWTHON, DECEASED, SARAH ELLEN (NELLIE) CAWTHON and PAULINE MARGARET CAWTHON DeGRAAUW, have bargained and sold and by these presents do transfer and convey unto the said STEPHEN R. BENNEYWORTH, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot 464 in the Richland Realty Company's Division "C", the Plan of which is of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 464 fronts 70 feet on the north side of Meadowbrook Avenue and extends back northwardly between lines, 230 feet, more or less, on its easterly margin, and 233-3/10 feet, more or less, on its westerly margin, to an alley, and shows 70 feet on said alley.

BEING the same property conveyed to J. N. Cawthon and wife, Margaret Cawthon by deed of record in Book 644, Page 620, Register's Office of Davidson County, Tennessee, the said Margaret Cawthon predeceased J. A. Cawthon vesting all interest in the subject property in J. N. Cawthon as surviving tenant by the entirety and the said J. N. Cawthon died intestate with full title now vested in John F. Cawthon, as Trustee for Sarah Ellen (Nellie) Cawthon under the Last Will and Testament of George M. Cawthon, deceased of record in Will Book 161, Page 45, Probate Court Clerk's Office of Davidson County, Tennessee, Sarah Ellen (Nellie) Cawthon and Pauline Margaret Cawthon DeGraauw, all as set out more fully in an Affidavit of John F. Cawthon of record in Book 7422, Page 734, of said Register's Office.

Sarah Cawthon Chisenhall, George M. Cawthon, Jr., John F. Cawthon and James Hugh Cawthon, the surviving children of George M. Cawthon, deceased enter into this conveyance for the purpose of quitclaiming any right, title and interest that they may have in the property by virtue of being beneficiaries of the residue of the trust of Sarah Ellen (Nellie) Cawthon and Marie Cawthon as described in the aforesaid Will of George M. Cawthon. The said Marie Cawthon died intestate on August 10, 1987 leaving as her sole next of kin and heirs at law her siblings, George M. Cawthon, Sarah Ellen (Nellie) Cawthon and Pauline Margaret Cawthon DeGraauw. As previously noted,

George M. Cawthon is now deceased having died on October 27, 1987.

This is improved real property known as 3604 Meadowbrook Avenue, Nashville, Tennessee 37205.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said STEPHEN R. BENNEYWORTH, his heirs and assigns forever.

We do covenant with the said STEPHEN R. BENNEYWORTH, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except for matters set forth on the Plat of Richland Realty Company's Division "C" of record in Book 421, Page 31, Register's Office of Davidson County, Tennessee.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said STEPHEN R. BENNEYWORTH, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 9 day of December, 1987.

John F Cawthon, Trustee
JOHN F. CAWTHON, TRUSTEE FOR
SARAH ELLEN (NELLIE) CAWTHON
UNDER THE LAST WILL AND TESTAMENT
OF GEORGE M. CAWTHON, DECEASED

Sarah Ellen (Nellie) Cawthon
By John F. Cawthon atty in Fact
SARAH ELLEN (NELLIE) CAWTHON, by
John F. Cawthon, Attorney In Fact

Pauline Margaret Cawthon DeGraauw
By William J. Gunselman Atty in Fact
PAULINE MARGARET CAWTHON DeGRAAUW,
by William J. Gunselman, Attorney
In Fact

Sarah Cawthon Chisenhall
By John F. Cawthon, atty in fact.
SARAH CAWTHON CHISENHALL, by
John F. Cawthon, Attorney In Fact

George M. Cawthon Jr.
By John F. Cawthon atty in fact.
GEORGE M. CAWTHON, JR., by John
F. Cawthon, Attorney In Fact

James Hugh Cawthon,
By John F. Cawthon atty in Fact.
JAMES HUGH CAWTHON, by John F.
Cawthon, Attorney In Fact

John F. Cawthon
JOHN F. CAWTHON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lacy R. Gillem, a Notary Public in and for said State and County, the within named JOHN F. CAWTHON, TRUSTEE FOR SARAH ELLEN (NELLIE) CAWTHON UNDER THE LAST WILL AND TESTAMENT OF GEORGE M. CAWTHON, DECEASED, 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 Nashville, Tennessee this 9th day of December, 1987.

Lacy R. Gillem
NOTARY PUBLIC

My Commission Expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lacy R. Gillem, a Notary Public in and for the County and State the within named JOHN F. CAWTHON, 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 on behalf of SARAH ELLEN (NELLIE) CAWTHON, SARAH CAWTHON CHISENHALL, GEORGE M. CAWTHON, JR., and JAMES HUGH CAWTHON, the bargainors, as their attorney-in-fact and as the free act and deed of the within named SARAH ELLEN (NELLIE) CAWTHON, SARAH CAWTHON CHISENHALL, GEORGE M. CAWTHON, JR., and JAMES HUGH CAWTHON.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 1987.

Lacy R. Gillem
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lacy R. Gillem, a Notary Public in and for the County and State the within named WILLIAM J. GUNSELMAN, 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 on behalf of PAULINE MARGARET CAWTHON DeGRAAUW, the bargainor, as her attorney-in-fact and as the free act and deed of the within named PAULINE MARGARET CAWTHON DeGRAAUW.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 1987.

Lacy R. Gillem
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lacy R. Gillum, a Notary Public in and for said State and County, the within named JOHN F. CAWTHON, 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 Nashville, Tennessee this 9th day of December, 1987.

Lacy R. Gillum
NOTARY PUBLIC

My Commission Expires: 3/11/91

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

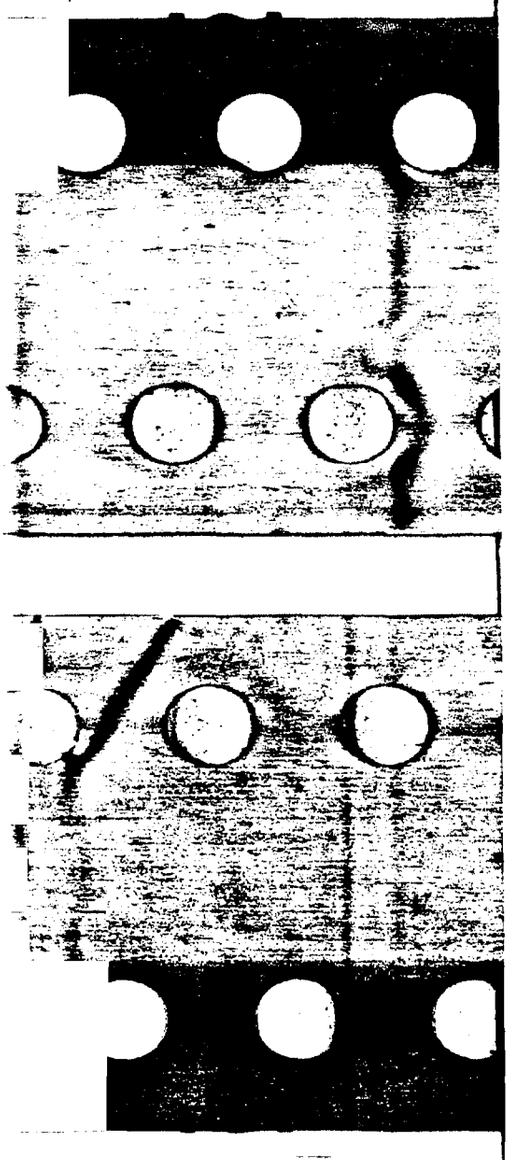
The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Stephen R. Benneyworth
STEPHEN R. BENNEYWORTH

Subscribed and sworn to before me this 9th day of December, 1987.

Lacy R. Gillum
NOTARY PUBLIC

My Commission Expires: 3/11/91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7422 PAGE 751

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

71000.00- CAMT.
198.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 211.30-
0522A12/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.2.9.6.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43536