This Instrument Prepared By:

OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

W A R R A N T Y D E E D

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL #:
R. J. Bennett Eva M. Bennett 1408 Sharpe Avenue Nashville, TN 37206	Same	83-2 115

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, MICHAEL F. PERKERSON has this day bargained and sold, and does hereby transfer and convey unto R. J. BENNETT and wife, EVA M. BENNETT as tenants by the entirety, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING the easterly 50 feet of Lot No. 4 on the Map of Weakley Place, as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 4 fronts 40 feet on the southerly margin of Sharpe Avenue, formerly Weakley Avenue, and runs back between parallel lines 250 feet to a dead line in the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Michael F. Perkerson from William B. Owen, Substitute Trustee, by deed by Substitute Trustee under Foreclosure, of record in Book 4883, page 133, of the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1408 Sharpe Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1988 Metropolitan property taxes, easements for utilities, zoning restrictions and easements, restrictions and encumbrances on the recorded plan of record.

Grantor further covenants and binds himself, his 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.

WITNESS my hand this 6TH day of January, 1988.

Michael F. Perkerson
MICHAEL F. PERKERSON

DAWN K. PERKERSON, the wife of MICHAEL F. PERKERSON, joins in the conveyance for the purpose of relinquishing any rights, marital or otherwise, which she may have in the real estate conveyed herein.

Dawn K. Perkerson
DAWN K. PERKERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, MICHAEL F. PERKERSON and DAWN K. PERKERSON, the within named bargainors, 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 Nashville, Tennessee, this 6TH day of January, 1988.

D. Jefferson Herring
NOTARY PUBLIC

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-26-88

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Mrs. Eva M. Bennett
Affiant

Subscribed and sworn to before me, this the 27th day of January, 1988.

Joyce Lillard
NOTARY PUBLIC at Large in the State of Tennessee

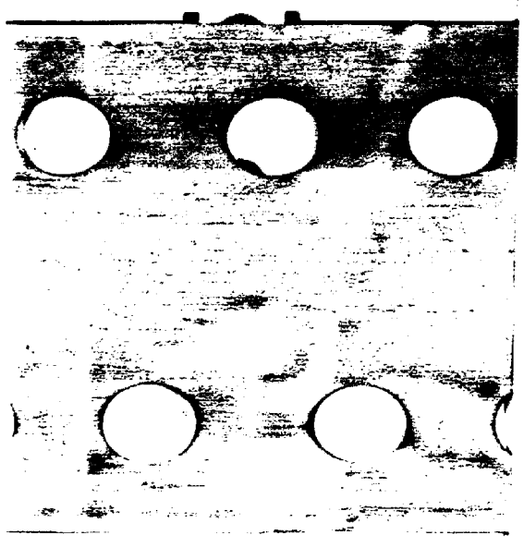
My Commission Expires:
June 3, 1989

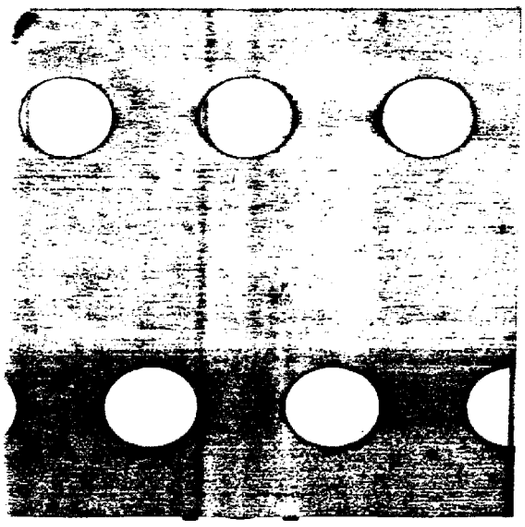
0057.1

IDENTIFICATION REFERENCE

JAN 27 10 28 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 145

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

CAMT	21000.00
CON TX	59.80
PRFEE	0.50
WDEED	6.00
TOTAL	65.30
CHECK	65.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0057.1

IDENTIFICATION REFERENCE

JAN 27 10 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56676