File 27

BOOK 7458 PAGE 938

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,450.00

x Donald R. Benton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1988

Notary Public

MY COMMISSION EXPIRES: 3-21-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates (NAME) 457 Donelson Pike, Nashville, TN 37214 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Benton (NAME)	GMAC Mortgage Corporation (NAME)	86-10
3544 Albee Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 780 (STREET ADDRESS)	24
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Waterloo, Iowa 59704-0780 (CITY) (STATE) (ZIP)	04D 01994

2557 01/29 0101 03CHECK 170.02

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, Abbas Yavari, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Benton and Teresa M. Benton, his wife

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 Lot No. 35 on the Plan of Chapelwood Section Two, of record in Book 5200, page 83, 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 Abbas Yavari, unmarried by deed from Glenn Bauernfeind of record in Book 6813, Page 360, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5333, page 315 and amended in Book 6234, page 193 said Register's Office.

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

0 1 2 6 5

IDENTIFICATION REFERENCE

JAN 29 11 02 AM '88

DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (XX) property, known as 3544 Albee Drive, Hermitage, TN 37076 (Street Number) 3544 Albee Drive, Hermitage, Tennessee 37076 (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 / his hand this 27th / 27th day of January / January, 1988 / 88

Abbas Yavari, unmarried

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abbas Yavari

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 19 88.

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson 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 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

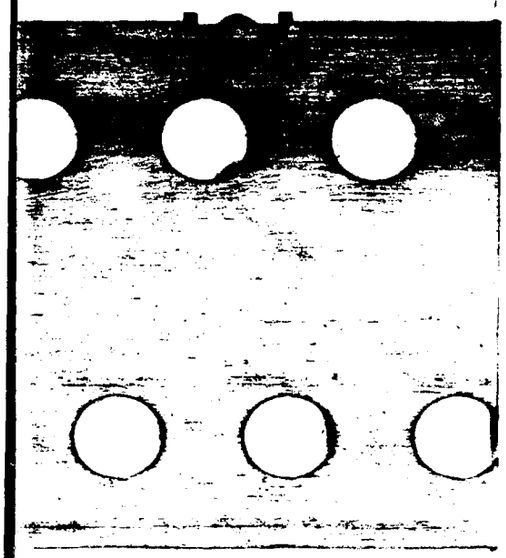
WARRANTY DEED

FROM
Abbas Yavari

TO
Donald R. Benton and wife
Teresa M. Benton

OFFICIAL RECEIPT

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



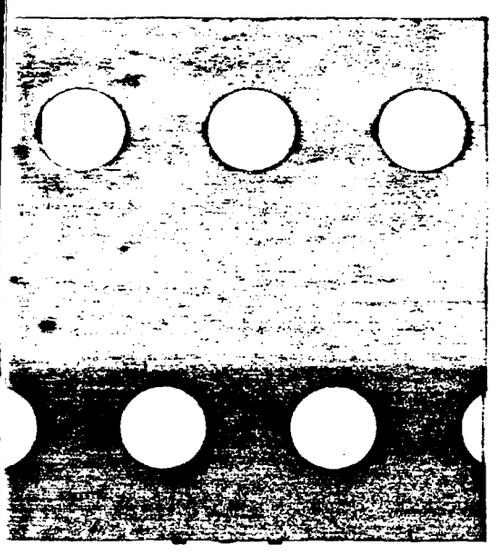
RECEIVED OF _____

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
				CAMT 58450.00
				CON TX 163.52
				PRFEE 0.50
				MDEED 6.00
				TOTAL 170.02
				CHECK 170.02
01/29/88	01			11:05 0001 2557



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 2 6 5

IDENTIFICATION REFERENCE

JAN 29 11 02 AM '88

DAVIDSON COUNTY, TN

No. 57445