This Instrument Prepared by:

EVANS, JONES & REYNOLDS
Sixth Floor, Metropolitan
Federal Building
230 Fourth Avenue, North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Carl Avery Benton
Affiant

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

Judy H. Hooper
Notary Public

My commission expires: 10-9-91

35424

IDENTIFICATION REFERENCE

JUN 1 10 28 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Address new owner as follows:

Carl Avery Benton
304 Page Road
Nashville, TN 37205

Send Tax Bills to:

GlenFed Mortgage Corporation
2600 Michelson Drive,
Suite 300
Irvine, California 92715

Map-Parcel Numbers

130-9-104
7DZ-30955

WARRANTY DEED

For and in consideration of the amount of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **J. ALLEN REYNOLDS AND WIFE, CAROL P. REYNOLDS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CARL AVERY BENTON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 of Block 4, on the Map of the Highlands of Belle Meade, as of record in Book 547, page 180, of the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 21 fronts 100 feet along the easterly margin of Page Road and extends back 166.85 feet on the northerly line and 167.80 feet on the southerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to J. Allen Reynolds and wife, Carol P. Reynolds, by deed from Frances R. Lentz and husband, Ned Lentz, of record in Book 6295, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1988 metro taxes prorated and assumed by Grantee.

2. Agreement concerning water privileges of record in Book 944, page 101, said Register's Office.

3. Easement granted to Southern Bell Telephone and Telegraph Company by instrument of record in Book 1049, page 231, said Register's Office.

This is improved property, known as: 304 Page Road
Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 said land to said Grantee, his 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 27 day of May, 1988.

J. Allen Reynolds

Carol P. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Trudy H. Greves, a Notary Public in and for said County and State, J. Allen Reynolds and wife, Carol P. Reynolds, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 1988.

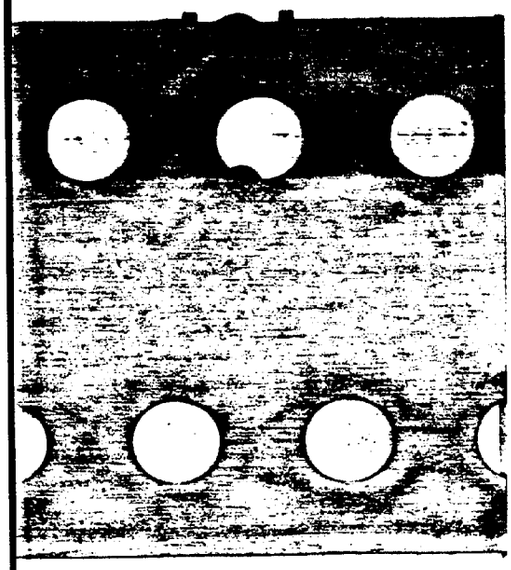
Trudy H. Greves
Notary Public

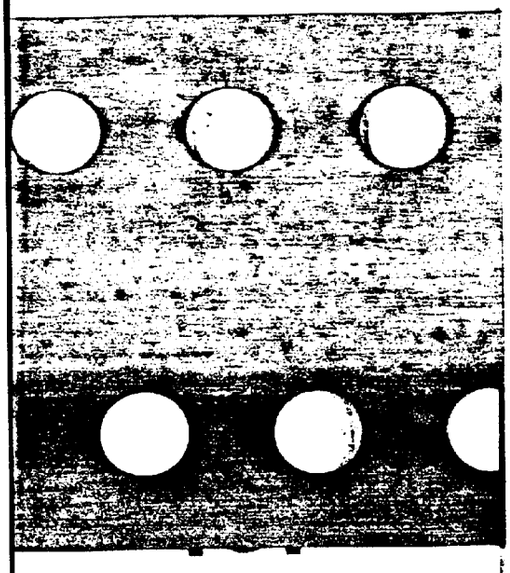
My commission expires:

10-9-91

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 502

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 192000.00
CON TX 537.60
PRFEE 0.50
WDEED 9.00
TOTAL 547.10
CHECK 547.10

06/01/88 01 10:30 0001 0090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35424

IDENTIFI REFERENCE

JUN 1 10 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97000