FORM NO. MD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

James E. Thornton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1988.

Notary Public

MY COMMISSION EXPIRES: 3/11/91

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 2815 Lebanon Road, Suite 201, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Thornton (NAME)	(NAME)	133-1
3610 Nellhott Ct (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	132
Nashville TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06DA 37413

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, Ronald Clay Benson and wife, Teresa Donnell Benson and Barbara Ann Smith and husband, Thomas L. Smith, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Thornton and wife, Hazel W. Thornton

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 the westerly part of Lot No. 95 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 338, page 71, Register's Office for said County, described as follows:

Beginning on the southerly margin of Patterson Street at the corner of Lots Nos. 95 and 96; thence with the line between said two lots southwardly 150.1 feet to the northerly margin of an alley; thence with said alley eastwardly 44.30 feet, more or less, to the southwest corner of the property conveyed to H. L. Pulley and wife, by deed from C. A. Bridges, of record in Book 1224, page 345, said Register's Office; thence with Pulley's westerly line northwardly 150.0 feet, more or less, to the southerly margin of Patterson Street; thence with said street, westwardly 44.0 feet to the beginning.

Being the same property conveyed to Ronald Clay Benson and Barbara Ann Smith by deed from Henry C. Benson of record in Book 6415, page 117, Register's Office for Davidson County, Tennessee.

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

RECORDER'S NOTICE
Inability of Writing, Typing or Printing in This Document Unsatisfactory When Recorded

Teresa Donnell Benson, wife of Ronald Clay Benson, joins in this instrument to convey any rights she may have in subject property; especially her marital rights.

Thomas L. Smith, Jr., husband of Barbara Ann Smith, joins in this instrument to convey any rights he may have in subject property; especially his marital rights.

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

This is unimproved ( ) improved ( ) property, known as 407 Patterson Street, Nashville, Tennessee
(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 our hands this 9th day of June, 1988

Ronald Clay Benson
Ronald Clay Benson

Barbara Ann Smith
Barbara Ann Smith

Teresa Donnell Benson
Teresa Donnell Benson

Thomas L. Smith, Jr.
Thomas L. Smith, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 7574 PAGE 658

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Clay Benson and wife, Teresa Donnell Benson and Barbara Ann Smith and husband, Thomas L. Smith, Jr.

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
Ronald Clay Benson
Barbara Ann Smith

TO
James E. Thornton

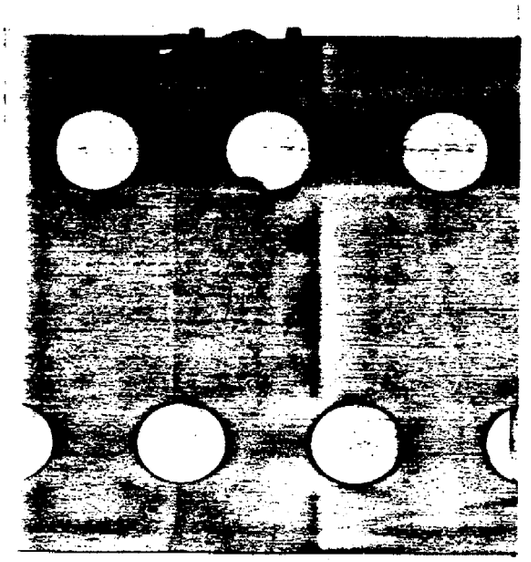
6236 06/16 0101 03CHECK 112.90

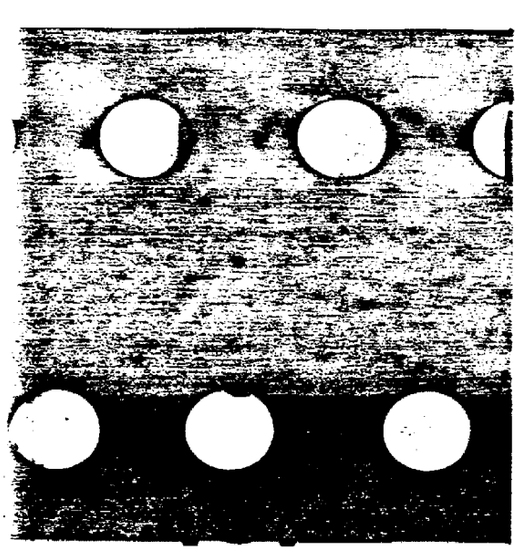
4075 8

IDENTIFICATION REFERENCE

JUN 16 9 17 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 659

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 38000.00
				CON TX 106.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 112.90
				CHECK 112.90
06/16/88		01		09:18 0001 6236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4075.8

IDENTIFICATION REFERENCE

JUN 16 9 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103059