File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Theresa L. Benedict
170 Haverford Drive
Nashville, TN 37205

MORTGAGEE:
Sears Mortgage Corporation
300 Knightsbridge Parkway
Lincolnshire, IL 60069

MAP-PARCEL NUMBERS:
MAP 115-16
02[illegible] 03CHECK 129.89
8DZ-75320

WARRANTY DEED BOOK 7634 PAGE 654

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold R. Binkley, Jr. and wife, Hope E. Schultz Binkley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Theresa L. Benedict, unmarried hereinafter called the Grantee, Grantee's 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. 19 on the plan of West Meade Farms Section 3, of record in Book 1835, page 4, Register's Office for said County.

SAID Lot No. 19 fronts 169.0 feet on the northwesterly margin of Haverford Drive and extends back 216.4 feet on the northeasterly line and 186.2 feet on the southwesterly line to a dead line in the rear, measuring 217.5 feet thereon.

Being the same property conveyed to Harold R. Binkley, Jr. and Hope E. Schultz by deed from Ruth N. Glenn of record in Book 7242, page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6 1 4 6 0

IDENTIFICATION REFERENCE

Aug 24 1 15 PM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 170 Haverford Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of August, 1988.

Hope E. Schultz Binkley

Harold R. Binkley, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of August, 1988, before me personally appeared Harold R. Binkley, Jr. and wife, Hope E. Schultz Binkley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7634 PAGE 655

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 128,300.00 .

Theresa L. Benedict
Affiant

Subscribed and sworn to before me, this the 22nd day of August 19 88

_____
Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Harold R. Binkley, Jr. and wife,
Hope E. Schultz Binkley

to:
Theresa L. Benedict, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7634 PAGE 656

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

VOID
CON TX 123.39-
CON TX 423.39

08/24/88 01 13:18 0001 0293

CAMT 128300.00
CON TX 123.39
PBANK 0.50
MDEED 6.00
TOTAL 429.89
CHECK 429.89

08/24/88 01 13:17 0001 0292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 4 6 0

IDENTIFICATION REFERENCE

AUG 24 1 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126807