File 50

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7654 PAGE 156

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Martin P. Bennett & wife,	Third National Bank c/o	Map 144-06
Sharon K. Bennett	SunTrust Mortgage, Inc.	Parcel 37
4418 Chickering Lane	P.O. Box 105277	
Nashville, Tennessee 37205	Atlanta, GA 30348-5277	
Mortgagee: Third National Bank in Nashville		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward J. Childers, Jr. and wife, Patricia W. Childers, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Martin P. Bennett and wife, Sharon K. Bennett, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Subdivision of Ozier Property, of record in Plat Book 5200, page 688, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Edward J. Childers, Jr. and wife, Patricia W. Childers, by deed from William N. Ozier and wife, Ann L. Ozier, of record in Book 6331, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as 4418 Chickering Lane, Nashville, Tennessee 37205. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES 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, except for the following:

1. Taxes for 1988; a lien but not yet due and payable.
2. Plan of record in Book 5200, page 688, said Register's Office shows an owner's certificate, a 10-foot wide utility easement (sewer force main) across the front line and a building envelope.
3. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5818, page 877, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 6331, page 25, said Register's Office.

And GRANTOR does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands as of this 15th day of September, 1988.

Edward J. Childers, Jr.

Patricia W. Childers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public of said county and state, Edward J. Childers, Jr., and wife Patricia W. Childers, the within named bargainor(s), 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, at office, this 15th day of Sep. 1988.

Notary Public

My Commission Expires: 7-9-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $60,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

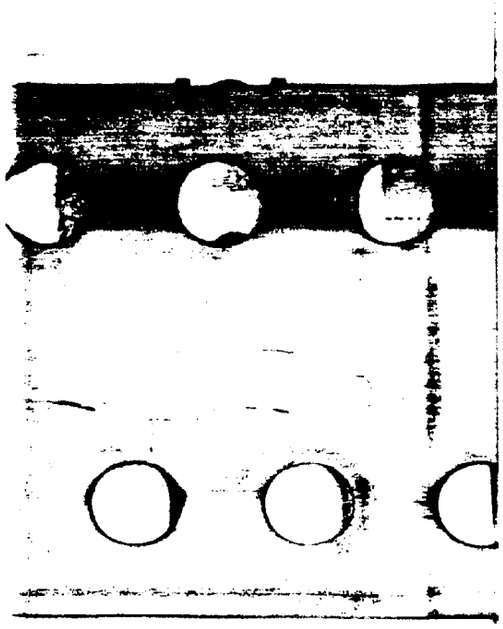
Sworn to and subscribed before me
this 15th day of September, 1988.

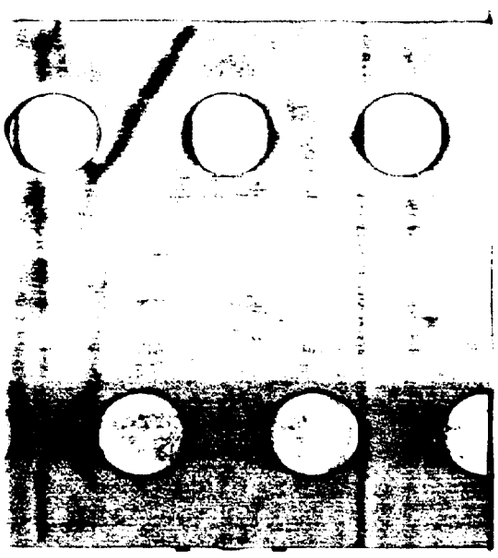
Notary Public
My Commission Expires: 9/11/90

7799 09/16 0101 03CHECK 1986-50

Sep 16 11 35 AM '88

68182





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 600000.00
CON TX 1980.00
PRFEE 0.50
WDEED 6.00
TOTAL 1986.50
CHECK 1986.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/16/88 01 11:37 0001 7799

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IDENTIFICATION REFERENCE

SEP 16 11 35 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 134810