BOOK 7707 PAGE 740

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[	Troy & Nichols, Inc.	
[Joseph P. Bennett, et ux.	ATTN: Tax Department	Map and Parcel
[2302 Stratford Avenue	P. O. Box 4025	72-8-66
[Nashville, TN 37216	Monroe, LA 71211-4025	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[Post Office Box 160018, Nashville, Tennessee 37216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, James R. Derseveh and wife, LaVerne S. Derseveh, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Joseph Phillip Bennett and wife, Lisa C. Bennett, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 108 on the Map of Dalewood, Section 1, as of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 165 feet on the west side of Stratford Avenue and runs back between lines, 185 feet on the north line and 220 feet on the south line to a dead line in the rear on which it measures 168.9 feet.

Being the same property conveyed to James R. Derseveh and wife, LaVerne S. Derseveh, by deed from Frank Wilson Buckley and wife, Vonnie C. Buckley, of record in Book 2342, Page 345, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2302 Stratford Avenue, Nashville, Tennessee 37216.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Plat Book 1424, Page 108, said Register's Office; (2) Restrictive Covenants of record in Book 1729, Page 154, said Register's Office; (3) A survey by John Kohl & Co. dated October 17, 1988, showing that the northwestern corner of the lot is designated as a "Special Flood Hazard"; (4) Easement for Sanitary Sewers and Storm Drainage of record in Book 4070, Page 753, said Register's Office; (5) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $63,900.00.

Lisa C. Bennett
Affiant

Subscribed and sworn to before me this 14th day of November, 1988.

Notary Public
My Commission Expires 11/12/90

IDENTIFICATION REFERENCE

Nov 18 4 16 PM '88
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

8 6 8 8 0

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, ~~his~~ their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of November, 1988.

James R. Derseveh

LaVerne S. Derseveh

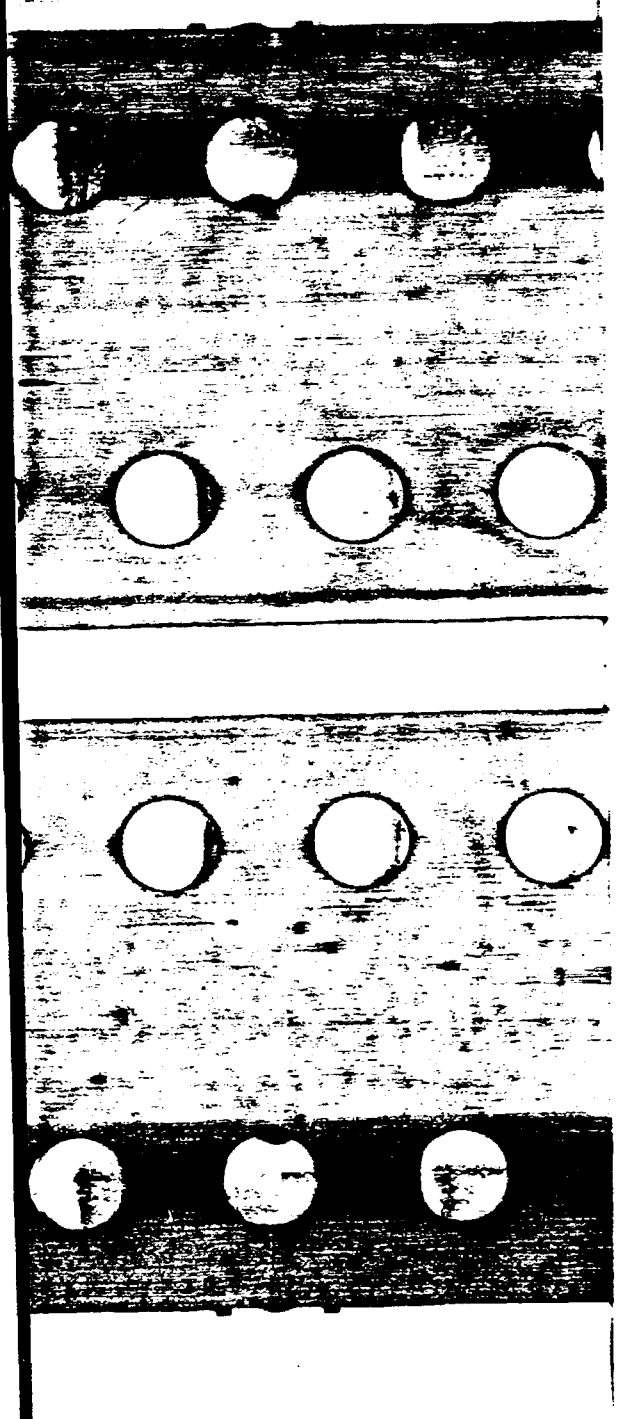
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named James R. Derseveh and wife, LaVerne S. Derseveh, 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 17th day of November, 1988.

Cindy S. Smith
Notary Public
My Commission Expires: 7/12/90

9328 11/18 0101 03CHECK 217.37



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

RECEIVED OF _____

FOR _____

BOOK 7707 PAGE 742

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	63900.00
			CON TX	210.87
			PRFEE	0.50
			MDEED	6.00
			TOTAL	217.37
			CHECK	217.37
11/18/88	01	16:17	0001	9328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.8.8.0.

IDENTIFICATION REFERENCE

Nov 18 4 16 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 155872