File box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Jeffrey E. Benson
5845 Merrimac Court
Nashville, TN 37215

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 145-9
PARCEL 60
FH-20634

WARRANTY DEED BOOK 7720 PAGE 57

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, Randall Edward Held and wife, Lisa H. Held hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey E. Benson and wife, Janette W. Moll 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. 54 on the plan of Tyne Valley Estates, Section 7, of record in Book 3700, page 9, Register's Office for said County.

SAID Lot No. 54 fronts 145.00 feet on the westerly margin of Merrimac Court and extends back 429.7 feet on the northerly line and 433.3 feet on the southerly line to a broken line in the rear, measuring 362.00 feet thereon.

BEING the same property conveyed to Randall Edward Held, an unmarried person, by deed from J. M. Grissim, Trustee, of record in Book 6781, page 657, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3899, page 162, said Register's Office, and to the matters set forth in the above referenced plan of record.

90904 IDENTIFICATION REFERENCE Dec 5 2 59 PM FELIX Z. WILSON II REGISTER DAVIDSON COUNTY.

4325 12/05 0101 (3D-HEDN

This is (~~un~~)improved property, known as 5845 Merrimac Court, Nashville, TN 37215.

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 2nd day of December, 1988.

Lisa H. Held

Randall Edward Held

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of December, 19 88, before me personally appeared Randall Edward Held and wife, Lisa H. Held, 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: 9-26-92

Notary Public

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 153,050.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 19 88.

My Commission Expires: 9-26-92

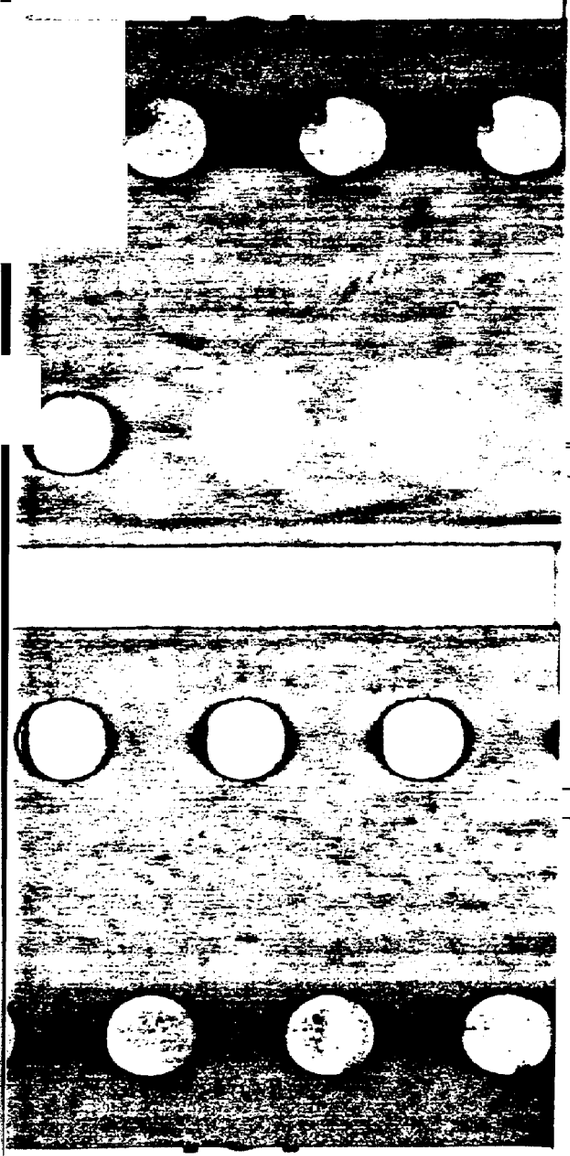
_____
Notary Public

WARRANTY DEED

from:
Randall Edward Held and wife, Lisa H. Held

to:
Jeffrey E. Benson and wife, Janette W. Moll

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 7720 PAGE 59

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 153050.00
CON TX 504.90
PRFEE 0.50
WDEED 6.00
TOTAL 511.40
CHECK 511.40

12/05/88 01 14:59 0001 4325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90904

IDENTIFICATION REFERENCE

Dec 5 2 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160545