WARRANTY DEED

1547 04/03 0101 03CHECK 133 50

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 70,000.00.

Mary Pope Benford
Affiant

SWORN to and subscribed before me on this the 27th day of March, 1989.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb 20 1992

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, Tn 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. and Mrs. Clarence L. Benford	Same as Owner	54-15
824 East Clayton Ave		18
Nashville Tenn. 37204		

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 consideration the receipt of which is hereby acknowledged, **OLD HICKORY CREDIT UNION**, hereinafter called the **GRANTORS**, has bargained and sold and by these presents, does transfer and convey unto **CLARENCE L. BENFORD and wife, MARY POPE BENFORD**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 2 on the Map of the Subdivision of Andrew J. Summitt Land on the southerly side of Mooreman's Arm Road in the 12th Civil District and described according to a survey made by R. B. Nichols, Engineer, on July 27, 1946, as follows:

BEGINNING at a point in the southerly margin of Mooreman's Arm Road at the northeast corner of the property conveyed to Ray Stephens and wife, by deed of record in Book 2741, Page 244, Register's Office for Davidson County, TEnnessee; thence southerly with Stephens East line and line extended 200 feet to a dead line; thence easterly and parallel with Mooreman's Arm Road 100 feet to a point; thence northerly and parallel to Stephens line and line extended 200 feet to Mooreman's Arm Road; thence with the southerly margin and westerly 100 feet to the place of the beginning.

BEING the same property conveyed to OLD HICKORY CREDIT UNION by Trustee's Deed of record in Book 7750, Page 261, Register's Office for Davidson County, TN.

This is improved property known as 657 Moorman's Arm Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hands this 31st day of March, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OLD HICKORY CREDIT UNION

BY: E. O. Smith - Pres.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared, E. O. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he self to be President (or other officer authorized to execute the instrument) of the OLD HICKORY CREDIT UNION, the within named bargainor, a corporation, and that E. O. Smith as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by him self as President.

Witness my hand and seal at office in Old Hickory, Tennessee, this the 31 day of March, 1989.

Phyllis A. Williams
NOTARY PUBLIC

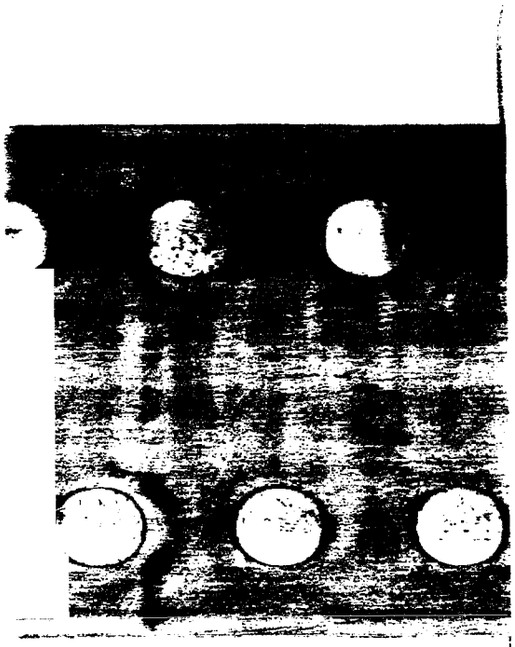
My Commission Expires Nov. 12, 1990

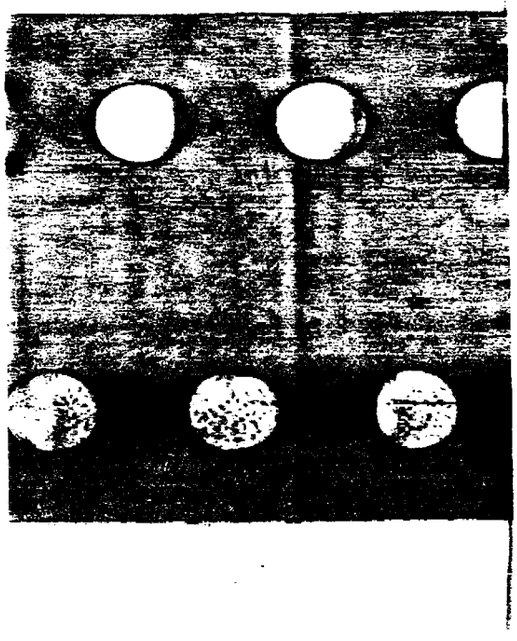
My Commission Expires: _____

IDENTIFICATION REFERENCE

21327

APR 3 12 44 PM '89
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____ BOOK 7806 PAGE 946

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 38500.00
CON TX 127.05
PRFEE 0.50
WDEED 6.00
TOTAL 133.55
CHECK 133.55

04/03/89 01 12:44 0001 1547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21327

IDENTIFICATION REFERENCE

APR 3 12 44 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195939