WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7909 PAGE 202

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RALPH BENSON	NEW OWNER	MAP 130-3
(NAME)	(NAME)	
2201 Murphy Ave., Suite 115		PARCEL 117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		FB #BM3352
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JEROME S. TANNENBAUM and wife, ELIZABETH G. TANNENBAUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH BENSON and wife, MARGOT BENSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 on the Plan of Davis Estates Section 6, as of record in Plat Book 4460, page 90, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerome S. Tannenbaum and wife, Elizabeth G. Tannenbaum by deed from Harry Tenenbaum and wife, Doris Z. Tenenbaum of record in Book 6735, page 409, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4603, page 389, amended in Book 6365, page 142; (3) Easements of record in Book 4603, page 385; and (4) All matters appearing on the Plan of record in Plat Book 4460, page 90, said Register's Office.

55840

IDENTIF. REFERENCE

AUG 8 8 03 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3403 08/08 0101 03CHECK 716-50

unimproved (XX)
This is improved ( ) property, known as 605 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of August, 1989

Jerome S. Tannenbaum by Elizabeth G. Tannenbaum, Attorney-In-Fact

JEROME S. TANNENBAUM

Elizabeth G. Tannenbaum

ELIZABETH G. TANNENBAUM

BY: Elizabeth G. Tannenbaum, Attorney-In-Fact for the said Jerome S. Tannenbaum by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7909 PAGE 203

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth G. Tannenbaum with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of August, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH G. TANNENBAUM, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of JEROME S. TANNENBAUM, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of August, 1989.

My Commission Expires: 3/11/91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 89.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

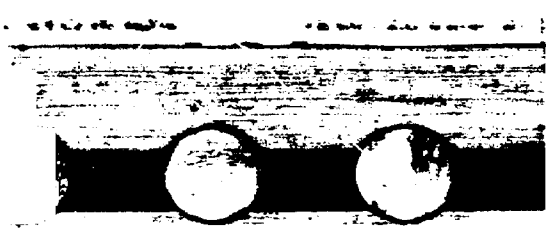
Notary Public

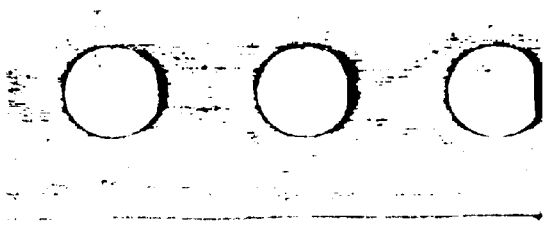
WARRANTY DEED

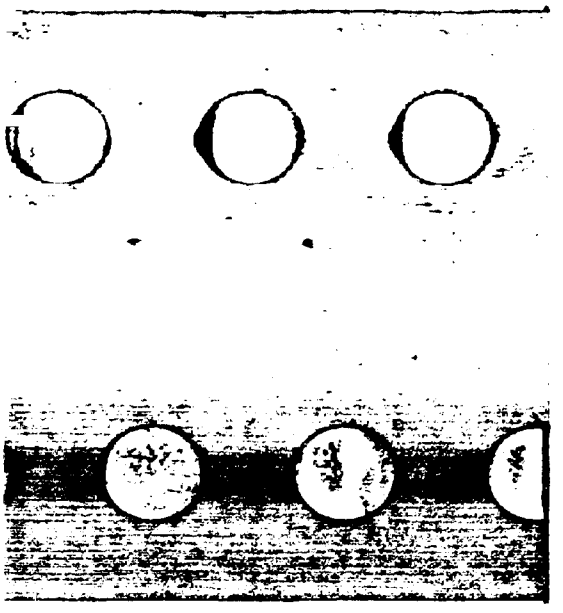
FROM JEROME S. TANNENBAUM and wife, ELIZABETH G. TANNENBAUM

TO RALPH BENSON and wife, MARGOT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7909 PAGE 204

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	215000.00
			CON TX	709.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	716.50
			CHECK	716.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/89 01 08:05 0001 3403

55840

IDENTIF. †REFERENCE

AUG 8 8 03 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236710