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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF October 1989

Notary Public

MY COMMISSION EXPIRES: March 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Jr., Atty, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Bensyl (NAME)	Troy & Nichols, Inc. (NAME)	98-9A-35
5508 Regatta Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211-4025 (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, WE, Lake Shore Associates, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Bensyl and wife, Connie J. Bensyl

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 216 on the Plan of Lakeshore Peninsula Phase I of record in Plat Book 6900, page 684, Register's Office for said County.

Said Lot No. 216 fronts 68.46 feet on the easterly margin of Regatta Drive and extends back 100.11 feet on the northerly line and 90.68 feet on the southerly line to a dead line in the rear on which it measures 69.10 feet thereon.

Being the same property conveyed to part of Lake Shore Associates, Ltd. a Tennessee limited partnership by deed from New Hope Limited, a Tennessee limited partnership of record in Book 6693, page 778, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7572, page 669, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is (unimproved) (XX) property, known as 5508 Regatta Drive, Hermitage, Tennessee 37076
(Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, 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 seised 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 hand this 18th day of October, 1989

Lake Shore Associates, Ltd.

BY:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____

Commission expires 3-11-91

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

78021

WARRANTY DEED

FROM

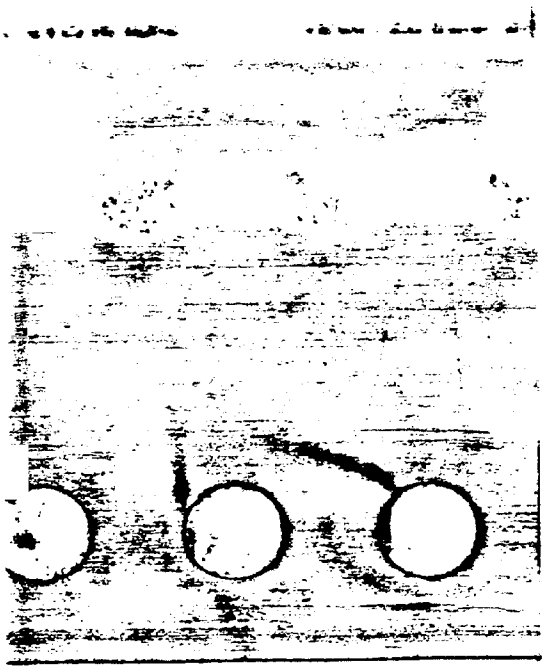
IDENTIF. TREFERENCE

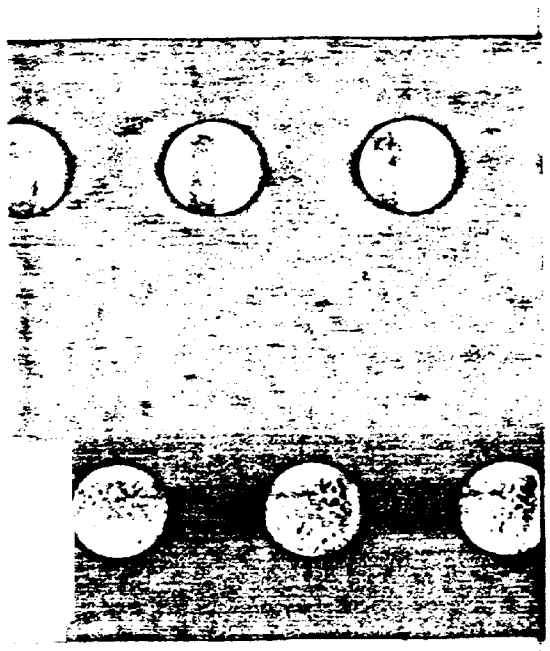
TO

Oct 31 2 20 PM '89

FELIX Z. WILSON ... REGISTER
DAVIDSON COUNTY TN.

0498 10/31 0101 03CHECK 465.70





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 139000.00
				CON TX 458.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 465.70
				CHECK 465.70
10/31/89	01			14:21 0001 0498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.80 21

IDENTIF. REFERENCE

OCT 31 2 20 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 262588