BOOK 7972 PAGE 319

Bkp 12
21558410

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Estelle E. Simons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 19 89.

June E. Hollingsworth
Notary Public

MY COMMISSION EXPIRES: 07/14/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN.,P.O. BOX 995, NASHVILLE, TN 37202
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
ESTELLE E. SIMONS (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	70-4-19
613 PIERPOINT DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 995 (STREET ADDRESS)	13DA-36950
NASHVILLE, TN 37207 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37202 (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, GEORGE N. BENSON and wife, LOIS S. BENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESTELLE E.SIMONS, UNMARRIED

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. 37 on the Map of Haynes Heights Subdivision, Section II, as of record in Book 2331, page 58, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to George N. Benson and wife, Lois S. Benson by deed from Walter Young and wife, Era G. Young of record in Book 2963, page 553, Register's Office for Davidson County, Tennessee.

This conveyances is subject to
Pro-ration of 1989 property taxes. The Plan of record in Book 2331, page 58, said Register's Office, shows an owners certificate, a 70 foot minimum building setback line from Francis Street (now Pierpoint Drive) and a 10 foot easement for public utility purposes along the rear line of said lot and a 20 x 24 foot easement for a pump house on the northeasterly corner of said lot.

78085

IDENTIF. TREFERENCE

Oct 31 3 31 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 613 PIERPOINT DRIVE, NASHVILLE, TN 37207
(House 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 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 our hands this 31st day of OCTOBER, 1989

x George N. Benson
GEORGE N. BENSON

x Lois S. Benson
LOIS S. BENSON

STATE OF TENNESSEE }
Davidson County }

BOOK 7972 PAGE 320

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE N. BENSON and wife, LOIS S. BENSON

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of OCTOBER, 1989.

June E. Atkinson
Notary Public

Commission Expires 07/14/92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

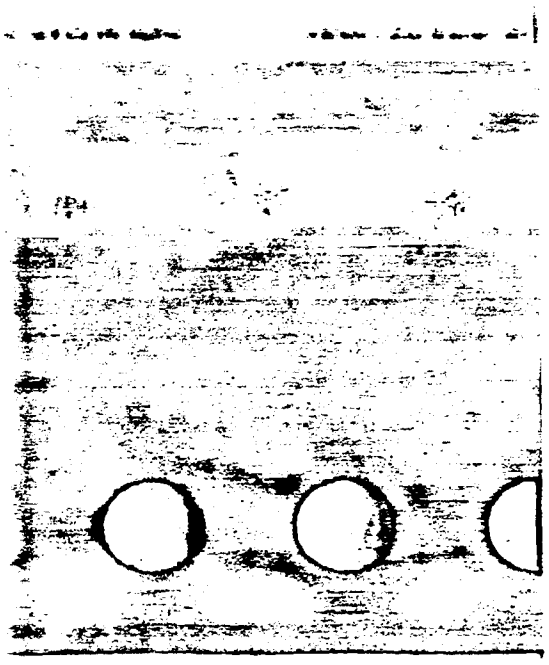
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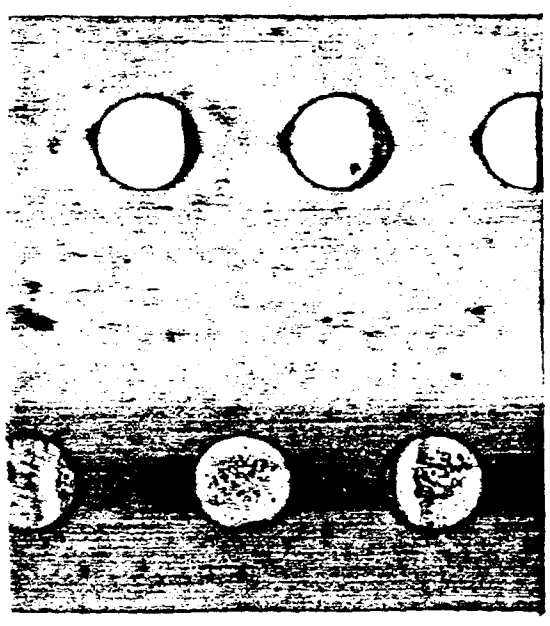
0564 10/31 0101 03CHECK 172.00

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Rec'd 12





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7972 PAGE 321

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 6.00
TOTAL 172.00
CHECK 172.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/31/89 01 15:32 0001 0564

78085

IDENTIF. TREFERENCE

Oct 31 3 31 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262653