file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Edmund W. Benz Sr. 3704M Estes Road Nashville, TN 37215	SAME	116-12-A 012 7DA 76011

WARRANTY DEED BOOK 7974 PAGE 646

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, Margaret R. Steele, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edmund W. Benz Sr. and wife, Elizabeth M. Benz 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 12 on the plan of Estes Glen Phase IV, of record in Book 5060, page 78 and Book 5060, page 138, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to John H. Steele and wife, Margaret R. Steele by deed from Walter R. Benneyworth and wife, Dorothy B. Benneyworth of record in Book 5189, page 821, said Register's Office. John H. Steele has since died leaving Margaret R. Steele as surviving tenant by the entirety.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4923, page 411 and Book 4927, page 793, said Register's Office.

7879 IDENTIF. REFERENCE
Nov 2 12 09 PM '89
FELIX Z. ... REGISTER DAVIDSON CO. TN.

0569 11/02 0101 03CHECK 526.75

This is (~~no~~) improved property, known as 3704M Estes Road, 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 1st day of November, 1989.

Margaret R. Steele
Margaret R. Steele

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of November, 1989, before me personally appeared Margaret R. Steele, unmarried, 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 he executed the same as her free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins
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 $ 157,500.00.

Edmund W Benz Jr. SS
Affiant

Subscribed and sworn to before me, this the 1st day of November, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

from:
Margaret R. Steele, unmarried

to:
Edmund W. Benz Sr. and wife,
Elizabeth M. Benz

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28845

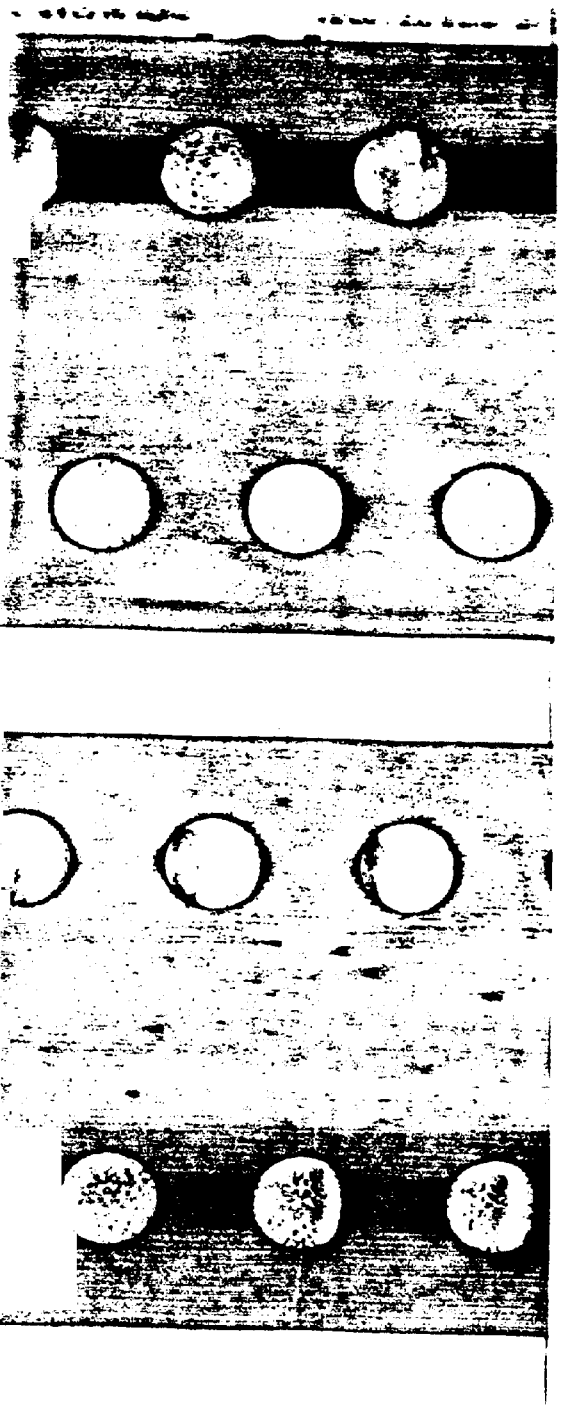
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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7974 PAGE 648

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 157500.00
CON TX 519.75
PRFEE 1.00
WDEED 6.00
TOTAL 526.75
CHECK 526.75

11/02/89 01 12:09 0001 0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78794

IDENTIF. REFERENCE

Nov 2 12 09 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263459