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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 $58,294.94

Joan M. Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December 89

Notary Public

MY COMMISSION EXPIRES: Oct

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Walter S. Bennett (NAME)	Leader Mortgage Company (NAME)	150-11
3245 Towne Village Road (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue, Rm. 650 (STREET ADDRESS)	185.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Cleveland, OH 44115 (CITY) (STATE) (ZIP)	02D 74405

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, Cynthia M. Eldridge and husband, Charles W. Eldridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter S. Bennett and wife, Joan M. Bennett

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. 304 on the Plan of Towne Village of the Country, Section 4-A of record in Plat Book 6250, Page 20 and 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cynthia M. Eldridge and husband Charles W. Eldridge by deed of record in Book 6868, Page 871, Register's Office for Davidson County, Tennessee.

Grantees also jointly and severally hereby assume the obligations of Cynthia M. Eldridge and husband, Charles W. Eldridge under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance for the indebtedness above mentioned.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Covenant Mortgage Corporation of record in Book ____, Page ____, said Register's Office with a present unpaid balance of approximately $58,294.94, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This is unimproved (X) / improved ( ) property, known as 3245 Towne Village Road, Antioch, TN 37013
(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 29th day of December, 19 89

Cynthia M. Eldridge — Charles W. Eldridge

Cynthia M. Eldridge

Charles W. Eldridge

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia M. Eldridge and husband, Charles W. Eldridge

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 Antioch, Tennessee, this 12th day of December, 1989.

Lou Stephens
Notary Public

Commission Expires October 9, 1991

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
Cynthia M. Eldridge and husband, Charles W. Eldridge

TO
Walter S. Bennett and wife, Joan M. Bennett

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

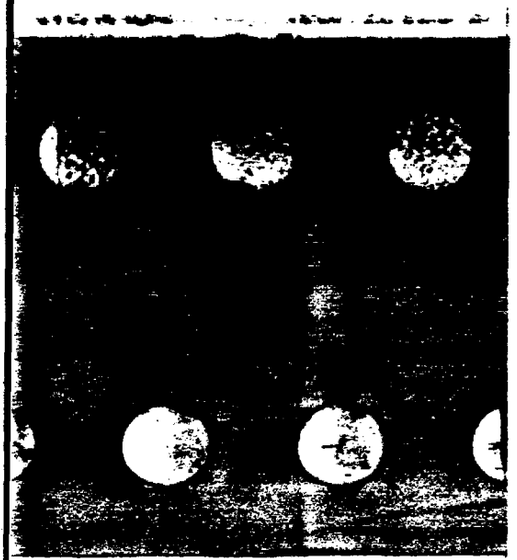
93034

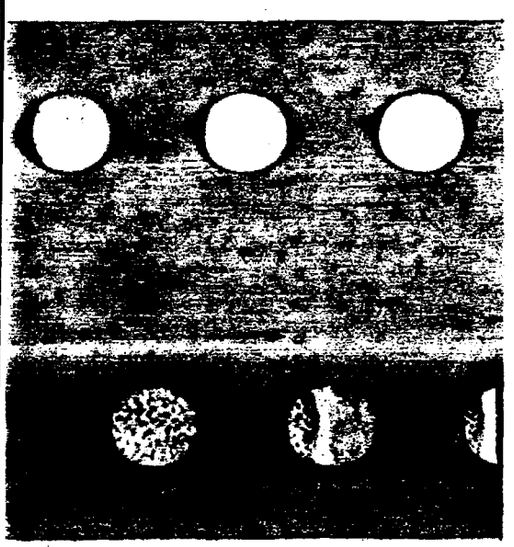
IDENTIFICATION REFERENCE

JAN 2 3 48 AM '90

DAVIDSON COUNTY, TN

7153 01/02 0101 03CHECK 199.39





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 58294.94
CON TX 192.39
PRFEE 1.00
WDEED 6.00
TOTAL 199.39
CHECK 199.39

01/02/90 01 09:48 0001 9159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93034

IDENTIFICATION REFERENCE

JAN 2 9 48 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280322