THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 8036 PAGE 992

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SUE BRASWELL | FIRST TENNESSEE BANK | MAP 83-6 |
| (NAME) | (NAME) | |
| 502 N. 17th Street | P.O. Box 1000 Dept. 47 | PARCEL 355 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37206 | Memphis, Tennessee 38148 | 23W 16265 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* EIGHTY TWO THOUSAND TWO HUNDRED AND 00/100---------- *Dollars,*

9140 02/01 0101 03CHECK 278.26

THOMAS LEE BENJAMIN and wife, SUZEE WATERS BENJAMIN

*have this day bargained and sold, and do hereby transfer and convey unto the said* SUE BRASWELL and JACK SUNDRUD, both unmarried and GEORGE BRASWELL, married, all as Joint Tenants with Rights of Survivorship and not as Tenants in Common. *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

BEING part of Lot No. 3 on the Plan of W.L. Horn's Spout Spring Addition, as of record in Book 57, page 106, Register's Office for Davidson County, Tennessee.

BEGINNING at the westerly margin of North 17th, formerly Hughes Street, 80.0 feet north of the northerly margin of McEwen Street; thence with the westerly margin of said Street, northwardly 50.0 feet; thence at right angles, westerly 170.0 feet, to the line between Lots Nos. 2 and 3; thence with said line, southwardly 50.0 feet; thence eastwardly, 170.0 feet, to the beginning.

BEING the same property conveyed to Thomas Lee Benjamin and wife, Suzee Waters Benjamin by deed from Donald O. Marrs and wife, Judith C. Marrs, of record in Book 5278, page 888, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 82,200.00

*Subscribed and sworn to before me this the* 31st *day of* January *19* 90

*My commission expires* March 11, 1990 *(Affix Seal)*

*Affiant* Sue Braswell

*Notary Public* Catherine A. White

NOTARY PUBLIC

*This is improved ( ) unimproved (XX) property, known as* 502 N. 17th Street, Nashville, Tennessee 37206
*(House Number) (Street) P.O. Address (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* January *19* 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Lee Benjamin

Suzee Waters Benjamin

THOMAS LEE BENJAMIN

SUZEE WATERS BENJAMIN

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* Mitchell A. Watts, *a Notary Public in and for said County and State* Thomas Lee Benjamin and wife, Suzee Waters Benjamin

*the within named bargainor* S, *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* January, *19*90

Mitchell A. Watts *Notary Public*

*Commission expires* 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

*Commission expires* _____

00667

**WARRANTY DEED**

FROM

THOMAS L. BENJAMIN

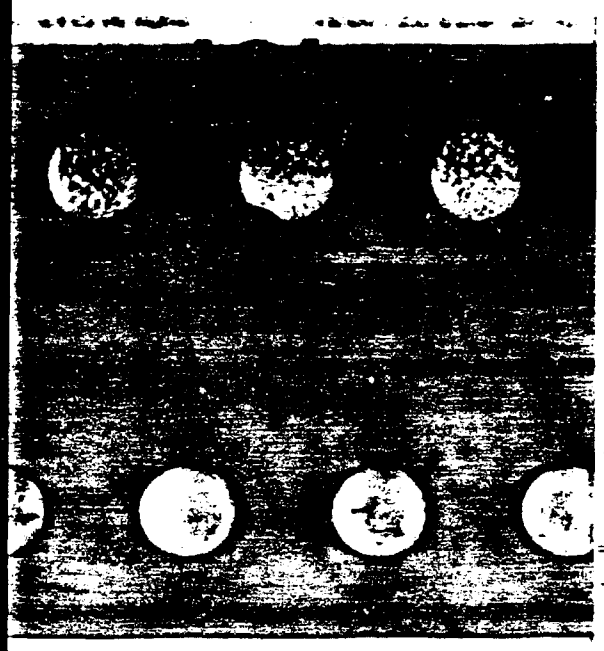
TO

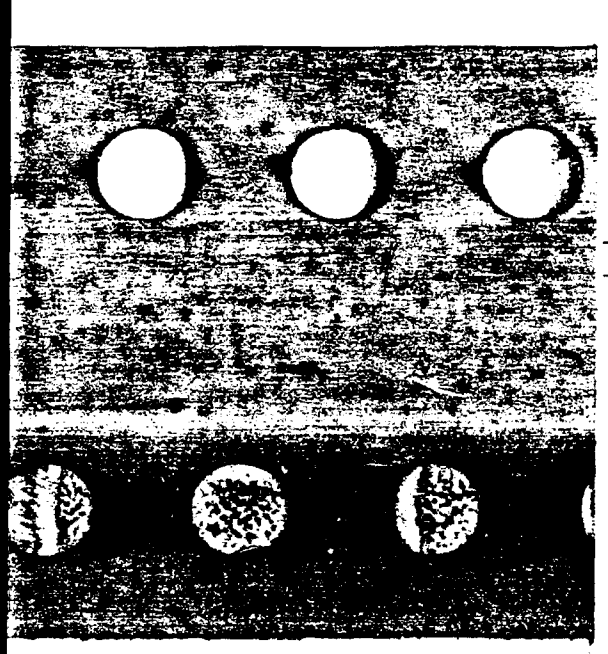
SUE BRASWELL and JACK SUNDRUD and GEORGE BRASWELL

IDENTIF. T REFERENCE

FEB 1 8 51 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.





**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 TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 82200.00
CON TX 271.26
PRFEE 1.00
WDEED 6.00
TOTAL 278.26
CHECK 278.26

02/01/90 01 08:48 0001 9140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00667

IDENTIF. REFERENCE

FEB 1 8 51 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289181