BOOK 8040 PAGE 132

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1990

Notary Public

MY COMMISSION EXPIRES: July 6, 1991

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGACEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Dale and Robin Benson (NAME)	Same (NAME)	Map 81-9
1612 6th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 504
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	(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. Jeffrey Hale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale Benson and wife, Robin Benson

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:

BEING Lot No. 151 on the Map of North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 151 fronts 50 feet on the easterly side of Sixth Avenue North, and runs back between parallel lines 181 feet, more or less, to an alley.

BEING the same property conveyed to Jeffrey Hale by Substitute Trustee's Deed from Warren Maxey Smith, of record in Book 8025, page 839, Register's Office for Davidson County, Tennessee.

0 1 7 9 5

IDENTIF. REFERENCE

FEB 5 1 40 PM '90

DAVIDSON COUNTY TN.

MAIL EXP.

THIS conveyance subject to a first mortgage payable to Sovran Bank/South Central of record in Book 7718, page 155, and a Wrap-Around mortgage being recorded simultaneously herewith.

Mary Lou Hale joins in the execution of this instrument for the sole purpose of conveying any marital interest in said property.

unimproved ( )
This is improved (X) property, known as 1612 6th Avenue North Nashville, TN 37208
(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 Whereever 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 1st day of February 19 90

Jeffrey Hale

Mary Lou Hale

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Jeffrey Hale and Mary Lou Hale
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 1st day of February 19 90

My Commission Expires July 6, 1991

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Jeffrey Hale

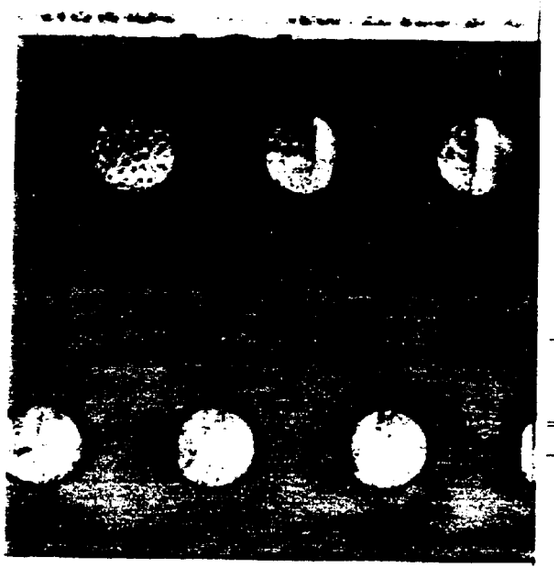
TO
Dale Benson and wife,
Robin Benson

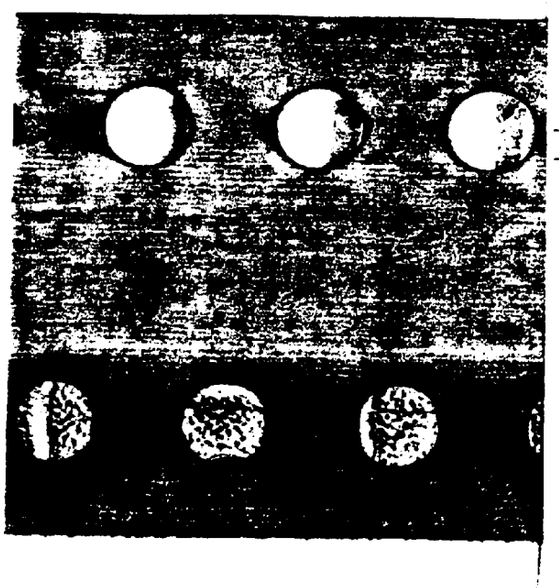
This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

040 02/05 01:01 CHECK 80.59





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 22325.00
				CON TX 73.59
				PRFEE 1.00
				WDEED 6.00
				TOTAL 80.59
				CHECK 80.59
			02/05/90 01	13:41 0001 0460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117 9.5

IDENTIF. REFERENCE

FEB 5 1 40 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 290487