THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261181
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Benson (NAME)	Same (NAME)	MAP 33-16
324 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 146 & 219
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 8040 PAGE 617

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars,

Cash in hand paid by James H. Benson and wife, Judy L. Benson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said James H. Benson and wife, Judy L. Benson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $63,900.00 secured by Deed of Trust of record in Book 7988, page 900, Register's Office of Davidson County, Tennessee.

Bellevue Partners, a partnership composed of Lawrence J.Lewandowski and Frank DePalo
have this day bargained and sold, and do hereby transfer and convey unto the said James H. Benson and wife, Judy L. Benson the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 164-A and 164-B, Zone Lot Division of Primrose Meadows, Section Two, as of record in Book 6900, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bellevue Partners, a partnership composed of Lawrence J. Lewandowski and Frank DePalo, by deed from Charles S. Sanger, Successor Trustee, of record in Book 7988, page 896, Register's Office of Davidson County, Tennessee.

RECEIVED FEB 6 9 06 AM '90 DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 01969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,000.00*

Subscribed and sworn to before me this the 2nd day of February 19 90

Affiant James H Benson

My commission expires: 1-24-93 (Affix Seal)

Notary Public Connie N. Pate

unimproved ( )
This is improved (X) property, known as 1134 & 1136 Apple Valley (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 2nd day of February 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.

BELLEVUE PARTNERS, a partnership

BY: Lawrence J. Lewandowski
LAWRENCE J. LEWANDOWSKI, Partner

BY Frank DePalo by Lawrence J. Lewandowski
FRANK DEPALO, by Lawrence J. Lewandowski, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8040 PAGE 618

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

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

_____ *Notary Public*

Commission expires _____

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0689 02/06 01:01 03CHECK 267.70

On this 2nd day of February, 1990, before me, Connie N. Pate, a Notary Public in and for said County and State, personally appeared Lawrence J. Lewandowski, to me known to be the person who executed the foregoing instrument in behalf of Frank DePalo, and acknowledged that he executed the same as the free act and deed of said Frank DePalo.

Witness my hand and official seal in Nashville, Tennessee, this the 2nd day of February, 1990.

Connie N. Pate
Notary Public

My Commission Expires: 7-24-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Connie N. Pate, a Notary Public in and for said County and State personally appeared Lawrence J. Lewandowski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he the 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 and official seal in Nashville, Tennessee, this 2nd day of February, 1990.

Connie N. Pate
Notary Public

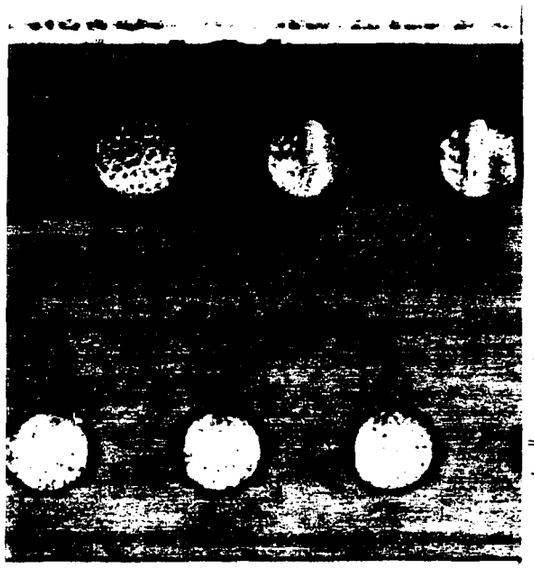
My Commission Expires: 7-24-93

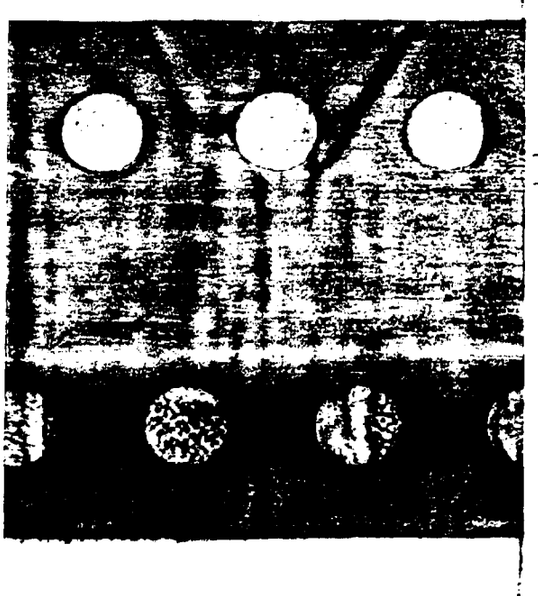
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8040 PAGE 619

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 79000.00
CON TX 260.70
PRFEE 1.00
WDEED 6.00
TOTAL 267.70
CHECK 267.70

02/06/90 01 09:05 0001 0689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01969

IDENTIF. REFERENCE

Feb 6 9 06 AM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

No. 290713