This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 8087 PAGE 727

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Chris Bender 3441 Herron Drive Nashville, Tennessee 37210	Same	#105-12-64

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT W. PETTY, WINSTON C. HICKMAN, ERNEST D. TAYLOR, AND THE ESTATE OF JAMES BLACKWELL NOLEN, BY MOLLY COX NOLEN, EXECUTRIX (the "Grantors") have bargained and sold and by these presents do transfer and convey unto the said CHRIS BENDER (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Herron Drive Development Resubdivision of Lot 2, as shown on plat of record in Plat Book 6050, page 127, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Robert W. Petty, Winston C. Hickman, Ernest D. Taylor and James B. Nolen (deceased), by deed of record in Book 6339, page 613, Register's Office for Davidson County, Tennessee.

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, successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. Deed of conveyance to Metropolitan Department of Water and Sewerage Service for water and sewer line(s) of record in Book 7061, page 148, said Register's Office.

3. Agreement to maintain a private road, of record in Book 6453, page 33, said Register's Office.

4. Easement(s) reserved in instrument recorded in Book 6932, page 771, said Register's Office.

5. All matters shown on the plat of record in Book 6050, page 127, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

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.

IN WITNESS WHEREOF, Grantors have caused their names to be executed on this 11th day of April, 1990.

Robert W. Petty
ROBERT W. PETTY

Winston C. Hickman
WINSTON C. HICKMAN

Ernest D. Taylor
ERNEST D. TAYLOR

Molly Cox Nolen
MOLLY COX NOLEN, Executrix of the Estate of James Blackwell Nolen, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, ROBERT W. PETTY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1990.

Linda Nichols
NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, WINSTON C. HICKMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1990.

Linda Nichols
NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, ERNEST D. TAYLOR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1990.

Linda Nichols
NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MOLLY COX NOLEN, Executrix of the Estate of James Blackwell Nolen, Deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1990.

Linda Nichols
NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $265,000.00.

Affiant

Subscribed and sworn before me this 12th day of April, 1990.

Michele House
NOTARY PUBLIC

My Commission Expires: 5-20-92

18634

IDENTIF. TREFERENCE

APR 13 9 45 AM '90

DAVIDSON COUNTY TN

0912 04/13 0101 03CHECK 884.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8087 PAGE 730

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	
				265000.00
			CON TX	874.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	884.50
			CHECK	884.50
04/13/90	01		09:43 0001	0912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18634

IDENTIF. REFERENCE

APR 13 9 45 AM '90

DAVIDSON COUNTY TN.

No. 310027