E. Box 4

BOOK 8101 PAGE 284

WARRANTY DEED

FROM: Ralph C. Benson and wife, Margot Benson, Grantors

TO: Leonard H. Roberts and wife, Laurie S. Roberts, Grantees

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Leonard H. Roberts c/o Shoneys, Inc. 1727 Elm Hill Pike Nashville, TN 37210	SAME	130-3-117 Field Book Numbers BM 03352

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Five Thousand and No/100 Dollars ($225,000.00).

W. Fred Williams
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of April, 1990.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Ralph C. Benson and wife, Margot Benson, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Leonard H. Roberts and wife, Laurie S. Roberts, Grantees, their heirs, successors, 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. 11 on the plan of Davis Estates, Section 6, of record in Book 4460, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph Benson and wife, Margot Benson, by deed from Jerome S. Tannenbaum and wife, Elizabeth G. Tannenbaum, of record in Book 7909, page 202, Register's Office for Davidson County, Tennessee.

Ralph C. Benson, Ralph C. Benson, Jr. and Ralph Benson being one and the same person.

This is unimproved property, known as 605 Westview Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated and will be paid by Grantees.

2. All easements, conditions and other matters shown on the Plan of record in Book 4460, page 90, Register's Office for Davidson County, Tennessee.

3. Easement for telephone lines of record in Book 1221, page 378, as amended in Book 4603, page 385, said Register's Office.

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 Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 19th day of April, 1990.

Ralph C. Benson

Margot Benson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, Ralph C. Benson, 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 19th day of April, 1990.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/27/93

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, Margot Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 19th day of April, 1990.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/27/93

23568

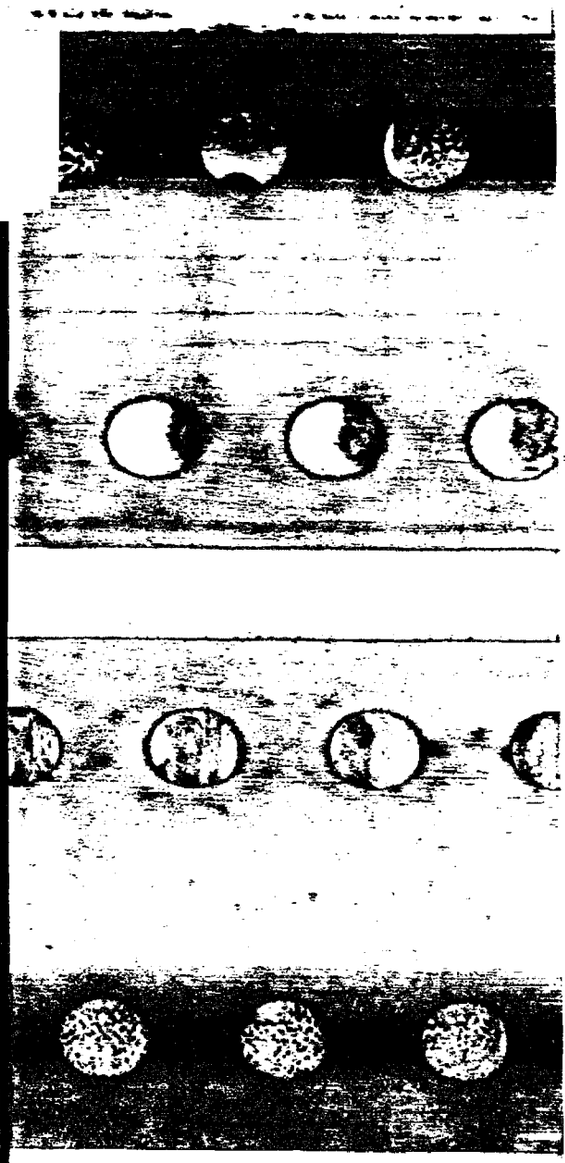
IDENTIFICATION REFERENCE

MAY 2 3 29 PM '90

FILED & RECORDED
DAVIDSON COUNTY, TN

3328 05/02 0101 03CHECK 752.50

2798E/04-19-90



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

RECEIVED OF _____

FOR _____

BOOK 8101 PAGE 287

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	
				225000.00
			CON TX	742.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	752.50
			CHECK	752.50
05/02/90	01		15:29 0001	8328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2356.8.

IDENTIFICATION REFERENCE

MAY 2 3 29 PM '90

FELIX Z. WILSON, II, Register
DAVIDSON COUNTY, TN

No. 315822