36132

SPECIAL WARRANTY DEED

State of Tennessee
County of Davidson

JUN 29 4 03 PM '90

The actual consideration or value, whichever is greater, for this transfer is $113,457.00 .

Affiant

Sworn to and subscribed before me this day of June, 1990

Notary Public

My Commission Expires: 9/25/93

ELVA E. GREEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

5523 06/29 0101 03CHECK 381.55

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
James H. Benson, d/b/a M.A.P. Properties 324 Westchester Drive Madison, Tennessee 37115	Security Federal Savings & Loan 616 Marriott Drive Nashville, Tennessee 37230
Map - Parcel Number:	
Map 33-16, Parcel	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, PRIMROSE PROPERTIES I, LTD., a limited partnership organized under the laws of the state of Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES H. BENSON, d/b/a M.A.P. PROPERTIES, hereinafter called the Grantee, his successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I:
Map 33-16, Parcel 41.

1149-1151 North Graycroft, Madison, Tennessee.

Land in Davidson County, Tennessee, being lot No. 4 on the Plan of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

TRACT II:
Map 33-16, Parcel 40.

1145-1147 North Graycroft, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

All of the above described properties being part of the same properties conveyed to Primrose Properties I, Ltd., a limited partnership organized under the laws of the state of Tennessee, by deed from Charles C. Brown, Trustee with full power, and Charles C. Brown, individually, of record in Book 5882, page 667, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever.

This conveyance of the properties herein described, and all covenants and warranties contained herein, are made expressly subject to the following:

(a) Restrictions of record in Book 4737, page 81, and Book 5039, page 484 (Section 1), and in Book 5039, page 481 (Section 2), said Register's Office.

(b) Setback lines, easements and limitations as shown on the Plans of record in Book 4860, page 105 (Sec. 2), in Book 4675, page 18 (Sec. 1), and in Book 5210, page 375 (Rev. Lots 8, 9, 10 (Sec. 1).

(c) Subject to TVA right-of-way as shown on said plans and any limitations placed by TVA upon said easement.

(d) Sanitary sewer easement of record in Book 5116, page 352, said Register's Office

Grantor covenants to warrant and forever defend the title to the properties to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

WITNESS my hand, this 31 day of May, 1990.

PRIMROSE PROPERTIES I, LTD., a
Limited Partnership

By: UNION STREET PROPERTIES,
INC., General Partner

By: Thomas M. Patton - President

STATE OF TENNESSEE

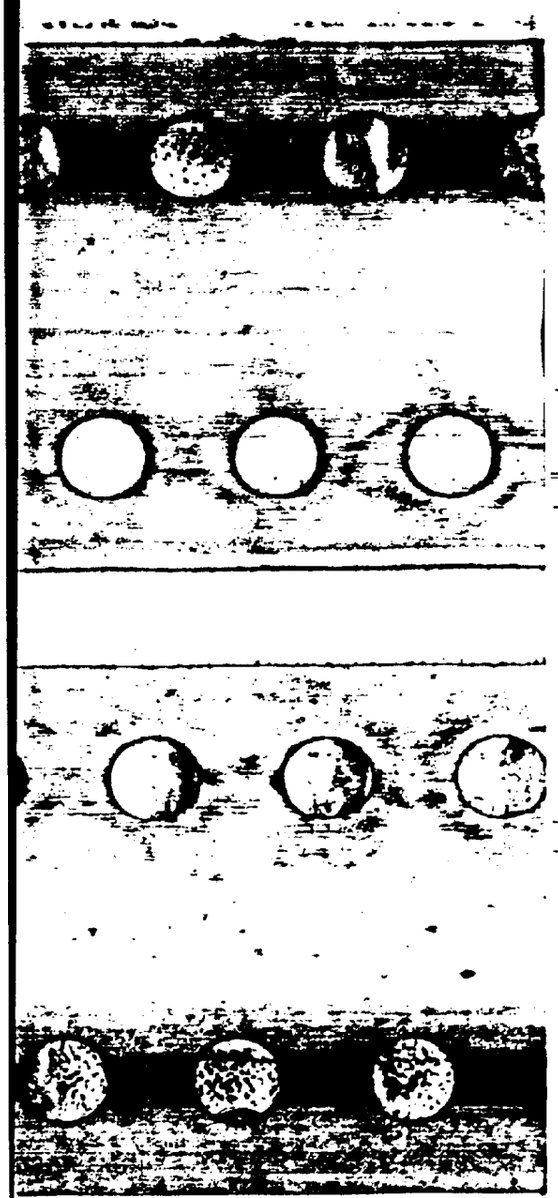
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Patton, the President of UNION STREET PROPERTIES, INC., a General Partner of PRIMROSE PROPERTIES I, LTD., a Limited Partnership, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that He was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 1-9-91



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

RECEIVED OF _____

FOR _____

BOOK 8142 PAGE 869

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 113457.00
CON TX 374.55
PRFEE 1.00
WDEED 6.00
TOTAL 381.55
CHECK 381.55

06/29/90 01 16:04 0001 5523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38132

IDENTIFICATION

JUN 29 4 03 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 333112