FILE NO. 28155 FILE BOX "7"

BOOK 8151 PAGE 726

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,655.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 19 90

Notary Public

MY COMMISSION EXPIRES: 1-25-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN D. DENTON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	150-7-363
2928 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	2DX 4992
Antioch, TN. 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101-1860 (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, WE, CHARLES E. BENSON, JR., and wife, STEPHANIE M. BENSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. DENTON, an Unmarried Person,

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:

LAND in Davidson County, Tennessee, being Lot No. 358 on the Plan of Towne Village of The Country, Section 4-A, of record in Book 6250, page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 358 fronts 60.94 feet on the northerly margin of Seasons Drive and extends back 130.51 feet on the westerly line and 109.68 feet on the easterly line to a broken line in the rear measuring 159.19 feet thereon.

BEING the same property conveyed to Charles E. Benson, Jr., and wife, Stephanie M. Benson by deed from Randall Phillips Builders, Inc., of record in Book 6775, page 953, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 6775, page 953, Register's Office for DAvidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH LEADER FEDERAL BANK FOR SAVINGS.

This is unimproved XX property known as 3505 Seasons Drive, Antioch, Tennessee 37013
(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 noted, 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. 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 11th day of July, 19 90

CHARLES E. BENSON, JR.

STEPHANIE M. BENSON

BOOK 8151 PAGE 727

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES E. BENSON, JR., and wife, STEPHANIE M. BENSON,

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

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

Commission Expires 11-21-92

Janet S. Ellis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

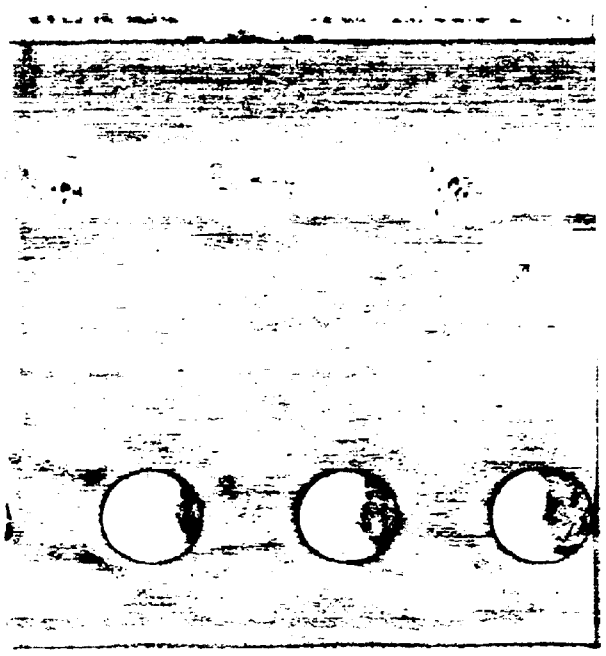
FROM

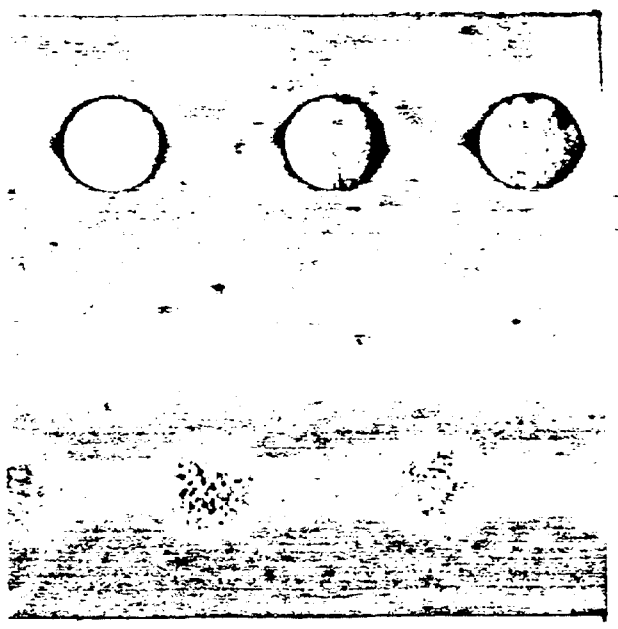
TO

4 1 1 4 5

Jul 13 10 55 AM '90

7884 07/13 0101 03CHECK 245.91





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

RECEIVED OF _____

FOR _____

BOOK 8151 PAGE 728

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 72655.08
CON TX 239.91
PRFEE 1.00
WDEED 6.00
TOTAL 246.91
CHECK 246.91
07/13/90 01 10:58 0001 9684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41145

IDENTIFICATION

JUL 13 10 55 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 336533