Box 23

File No.: 8456-3

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| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Stephen Benneyworth etux | Same | Map 104-5 |
| 3603 Meadowbrook Ave | " | Par 309 |
| Nashville, TN 37205 | " | |

WARRANTY DEED

FOR AND IN CONSIDERATION 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, AQUINAS JUNIOR COLLEGE, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto STEPHEN R. BENNEYWORTH and wife, ELLEN T. BENNEYWORTH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of the Richland Realty Company's First Addition to Subdivison "B", as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 303 fronts fifty (50) feet on the easterly side of Bowling Street and extends back, eastwardly, between parallel lines, two hundred (200) feet, more or less, to an alley in the rear.

Being the same property conveyed to Mary Dolores Corlew by deed from Mrs. Jennie Corlew, of record in Book 1676, page 311, Register's Office of Davidson County, Tennessee. The said Mary Dolores Corlew having since died, having devised the herein described property to AQUINAS JUNIOR COLLEGE by will, of record in Will Book 147, page 484, Probate Court Clerk's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 332, Page 174, said Register's Office, to which reference is made; any easements; all applicable local government planning, building and zoning regulations.

This is improved property known as 108 Bowling Avenue, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said STEPHEN R. BENNEYWORTH and wife, ELLEN T. BENNEYWORTH, their heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate 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 or entities.

WITNESS its hand on this the 23rd day of July, 1990.

AQUINAS JUNIOR COLLEGE,
A Tennessee Corporation

By: Mother Christine Born, O.P.
Mother Christine Born, O.P.
President

By: Sister Rose Marie Masserano, O.P.
Sister Rose Marie Masserano, O.P.
Secretary

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $48,800.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 1990.

NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF Davidson

2776 07/24 0101 03 CHECK 168.04

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Mother Christine Born, O.P., and Sister Rose Marie Masserano, O.P. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of AQUINAS JUNIOR COLLEGE, a Tennessee corporation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this 23rd day of July, 1990.

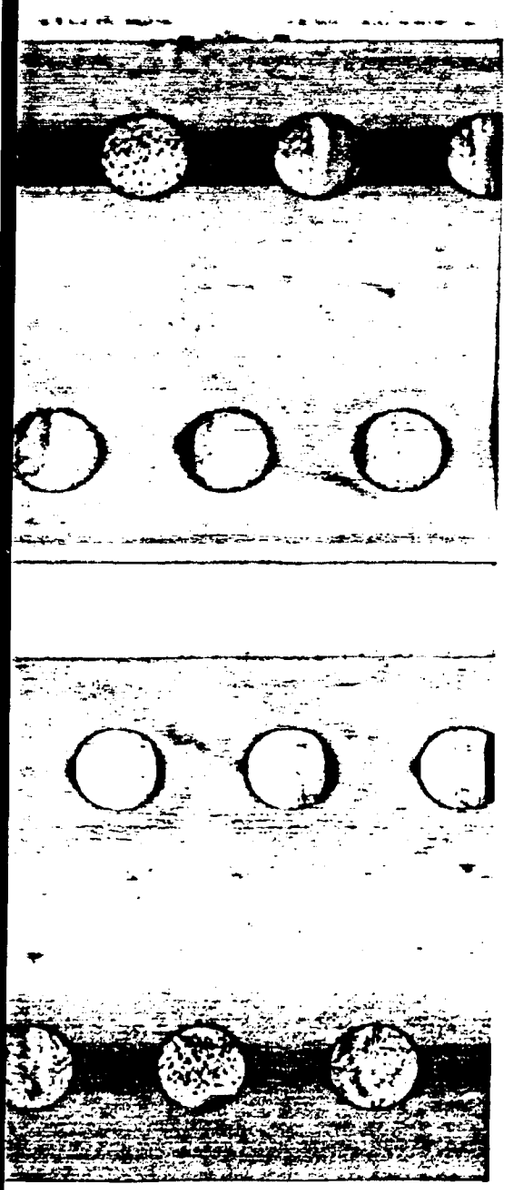
NOTARY PUBLIC

My commission expires: 3-3-1992.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 East Church Street B-102
Brentwood, TN 37027

43691

TENNESSEE REGISTRATION
JUL 24 9 13 AM '90



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 48800.00
CON TX 161.04
PRFEE 1.00
WDEED 6.00
TOTAL 168.04
CHECK 168.04

07/24/90 01 09:18 0001 2776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 6 9 1

JUL 24 9 13 AM '90

No. 339586