Map 32-9 Parcel 70

CORPORATE FORM

WARRANTY DEED

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 25th day of July 19 90, by and between U S BENCHMARK, INC. a corporation organized and existing under and by virtue of the laws of the State of Tennessee party of the first part, and FERNANDO BERNIE BOONE and wife, KATHY STEVENS BOONE, party of the second part.

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WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

Lot 159, Section Two, Quail Ridge as recorded in Book 6200, Page 467 of the Davidson County Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

This being the same property conveyed to party of the first part by Quit Claim Deed of record in Book 8026, Page 835, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat Book 6200, Page 467, Register's Office of Davidson County, Tennessee, and except for Restrictive Covenants recorded in Book 6969, Page 70, in said Register's Office, and except for 1990 Davidson County taxes which party of the second part assumes and agrees to pay, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: _____ Secretary

U S BENCHMARK, INC.

By: Marla D. Brock President

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marla D. Brock 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 president (or other officer authorized to execute the instrument) of U S Benchmark, Inc. the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President

WITNESS my hand and Official Seal at office this 25th day of July, 19 90

My Commission expires: 12/29/93 Patsy C. Davidson Notary Public

(FOR RECORDING DATA ONLY)

Property address 4860 Indian Summer Drive

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Goodwin Mortgage Corporation
48 South Prescott, Suite 1
Memphis, Tennessee 38111

This instrument prepared by:
William T. Maxwell, Jr., Attorney at Law
5583 Murray Avenue, Suite 200
Memphis, Tennessee 38119

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. #

Return to: Preparer

Form 39 Revised 9/20/83

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 108,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fernando B. Boone
Affiant

Subscribed and sworn to before me this 25th day of July 19 90

Patsy C. Davidson
Notary Public
my commission expires 12/29/93

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

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45527

TICOR TITLE REFERENCE

JUL 31 10 28 AM '90

FEE $ [illegible]

MAIL ENV.

5075 07/31 0101 03CHECK 365.38

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
108600.00
MOR TX 358.38
ERR CO
MOR TX 358.38-
CON TX 358.38
PRFEE 1.00
WDEED 6.00
TOTAL 365.38
CHECK 365.38

07/31/90 01 10:30 0001 5075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45527.

IDENTIFICATION REFERENCE

JUL 31 10 28 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON CO., TENN.

No. 341844