THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail

BOOK 8209 PAGE 691

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
WILLIAM W. BENZ, JR., et ux, MARGARET P. BENZ 7723 Old Springfield Highway Goodlettsville, TN 37072	SAME	Map 041-04 Parcel 057

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROSALEE ROACH, Administratrix of the Estate of MALCOLM L. STEPHENS and Conservator for the person and Estate of ANNIE P. STEPHENS (hereinafter referred to as Grantor), subject to Order entered in the Estate of Malcolm L. Stephens, Case No. 95830, on August 6, 1990, in Minute Book 343, page 489, Probate Court for Davidson County, and Order entered in the Conservatorship of Annie P. Stephens, Case No. 95682, on September 27, 1990, in Minute Book 345, page 228, Probate Court for Davidson County, has this day bargained and sold, and does hereby transfer and convey unto the said WILLIAM W. BENZ, JR., and wife, MARGARET P. BENZ (hereinafter referred to as Grantees), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 35 of Dalemere Subdivision, of record in Book 3300, page 6, Register's Office for said County, more particularly described as follows:
>
> BEGINNING at an iron pin in the westerly margin of Yoest Drive; thence South 22°46'30" West along said westerly margin of Yoest Drive 160 feet to an iron pin; thence North 67°13'30" West 298.86 feet to an iron pin; thence North 34°41'30" East 163.45 feet to a concrete monument; thence South 67°13'30" East 265 feet to the point of beginning.
>
> BEING the same property conveyed to Malcolm Stephens and wife, Anne Stephens, by deed from Robert W. Slate and wife, Ruth N. Slate, of record in Book 3311, page 409, Register's Office for Davidson County, Tennessee, the said Malcolm Stephens having since died.
>
> MALCOLM L. STEPHENS and MALCOLM STEPHENS are one and the same person.
>
> ANNIE P. STEPHENS and ANNE STEPHENS are one and the same person.

This is improved property, known as: 4048 Yoest Drive, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 2nd day of October, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rosalee Roach
ROSALEE ROACH
Administratrix of the Estate of
MALCOLM L. STEPHENS and
Conservator for the person and
Estate of ANNIE P. STEPHENS

62258
IDENTIF. TREFERENCE
OCT 3 12 30 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

William W Berry Jr
AFFIANT

Subscribed and sworn to before me, this 2nd day of October, 1990.

NOTARY PUBLIC

My Commission Expires: 7-19-93

7006 10/03 0101 03CHECK 271.00

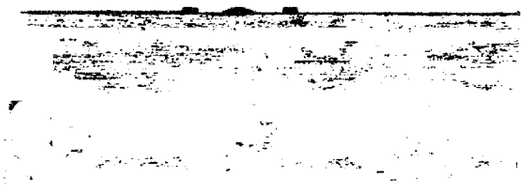
STATE OF TENNESSEE)
COUNTY OF SUMNER)

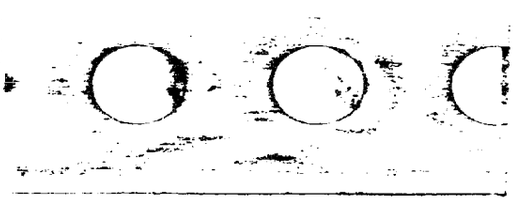
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ROSALEE ROACH, Administratrix of the Estate of MALCOLM L. STEPHENS and Conservator for the person and Estate of ANNIE P. STEPHENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

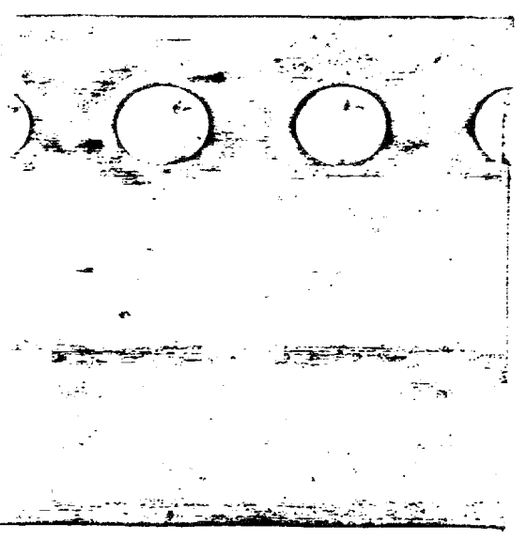
Witness my hand and seal at office in Hendersonville, Tennessee, this 2nd day of October, 1990.

NOTARY PUBLIC

My Commission Expires: 7-19-93







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8209 PAGE 693

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 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 6.00
TOTAL 271.00
CHECK 271.00

10/03/90 01 12:31 0001 7006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62258

IDENTIF. TREFERENCE

OCT 3 12 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361290