30 56

BOOK 8241 PAGE 138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 90

Notary Public

MY COMMISSION EXPIRES: January 11, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay J. Benson (NAME)	Atlantic Coast Mortgage Company (NAME)	103-06-0
713 Kendall Dr. (ADDRESS)	12700 Fair Lakes Circle, Ste.400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	

FOR AND 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, Mary B. Beasley and Thomas W. Rutledge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clay J. Benson and wife, Marta B. Benson

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. 17, Brookside COurts Addition No. 3 as of record in Book 1835, page 107, Register's Office for more complete and accurate legal description.

Being the same property conveyed to Mary B. Beasley and Thomas W. Rutlege by deed from Sharon C. Williams of record in Book 7493, page 379, Register's Office, Davidson County, Tennessee.

74026

IDENTIF. REFERENCE

Nov 20 2 24 PM '90

FELIX Z. DAVIDSON CLERK AND MASTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 713 Kendall Dr., Nashville, TN 37209
(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 set out; 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. Wherever 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 hand s this 16th day of November 19 90

Mary B. Beasley

Thomas W. Rutledge

1987 TN01W 12 88
First Data Systems, Inc
1-800-626-5427

BOOK 8241 PAGE 139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Beasley and Thomas W. Rutledge

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 16th day of November 19 90

Commission expires January 11, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Mary B. Beasley and Thomas W. Rutledge

TO

Clay J. Benson and wife, Marta B. Benson

RETURN TO:

Jordan and Associates.
One Burton Hills Blvd, Ste.220
Nashville, TN 37215

$20.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8241 PAGE 140

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 95000.00
				CON TX 313.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 320.50
				CHECK 320.50
11/20/90	01			14:23 0001 9022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74026

IDENTIF. REFERENCE

Nov 20 2 24 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN

No. 375016