THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $89,024.69.

Mary D. Henderson
Affiant

Subscribed and sworn to before this 28th day of December, 1990.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
GARY DENNIS HENDERSON 934 Russell Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept 47 Memphis, TN 38148	MAP 18-16 PARCEL 435 18W 16000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND TWENTY FOUR AND 69/100 DOLLARS ($89,024.69), paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **MAUREEN S. BENTLEY, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GARY DENNIS HENDERSON, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3-B on the Final Plat of Russell Street Commons of record in Book 6900, page 805, Register's Office for Davidson County, Tennessee, Zone Lot division of Lot No. 3 of Aeby Subdivision, Section IV, of record in Book 6050, page 192, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Maureen S. Bentley, unmarried, by deed from Dominion Bank of Middle Tennessee of record in Book 7710, page 971, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor First Tennessee Bank National Association of record in Book 7710, page 974, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 934 Russell Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of December, 1990.

Maureen S. Bentley
MAUREEN S. BENTLEY

Gary Dennis Henderson
GARY DENNIS HENDERSON-Grantee

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 GARY DENNIS HENDERSON, the bargainors, 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 this 28th day of December, 1990.

Notary Public

My Commission Expires:

2073 01/03 0101 03CHECK 300.70

STATE OF TEXAS)

COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAUREEN S. BENTLEY, a bargainor, 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 this 28th day of December, 1990.

Notary Public for
the State of Texas

My Commission Expires:
5-15-93

IDENTIF. TREFERENCE

JAN 3 8 21 AM '91
FELIX [illegible]
DAVIDSON COUNTY TN.

83095

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8268 PAGE 87

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 98024.69
CON TX 293.70
PRFEE 1.00
WDEED 6.00
TOTAL 300.70
CHECK 300.70

01/03/91 01 08:20 0001 2073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83095

IDENTIF. REFERENCE

JAN 3 8 21 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 385986