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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30547)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 754,610.73

Affiant

Sworn and subscribed before me this
31st day of December, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Donald T. Benson
827 Tyne Valley Court
Nashville, TN 37220

MORTGAGEE:
Sovran Bank/Central South
One Commerce Place
Nashville, TN 37239

MAP-PARCEL NUMBERS
146-6-47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, the undersigned **Dream Builders, Inc.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald T. Benson and spouse, Kathy G. Benson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Treemont, of record in Book 6250, page 895, Register's Office for said County.

SAID Lot No. 7 fronts 45.46 feet on the northerly margin of Tyne Valley Court and extends back 546.12 feet on the broken southeasterly line and 363.04 feet on the westerly line to a dead line in the rear, measuring 360.92 feet thereon.

BEING the same property conveyed to Dream Builders, Inc. by deed from Ronald B. Williams and spouse, Lisa W. Williams, which is being placed of record immediately prior to the recording hereof.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6833, Page 594, Book 6833, page 601 and Book 6833, page 620, said Register's Office, and to the matters set forth in the referenced Plan of record.

83621 IDENTIF. TREFERENCE JAN 4 11 21 AM '91 FELIX Z. DAVIDSON COUNTY TN.

2687 01/04 0101 03CHECK 2497.18

This is improved property, known as: 827 Tyne Valley Court, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of December, 1990.

DREAM BUILDERS, INC.
BY: President

State of Tennessee
County of Davidson

Before me, this 31st day of December, personally appeared Ronald B. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the President or other officer authorized to executed this instrument for Dream Builders, Inc. and that he/she as such President executed this instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such President.

My Commission Expires: 9/26/92

Notary Public

W&I 12/89

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 754610.73
CON TX 2490.18
PRFEE 1.00
WDEED 6.00
TOTAL 2497.18
CHECK 2497.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 11-21 0001 2687

83621

IDENTIF. REFERENCE

JAN 4 11 21 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 386592