Box 53

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES H. BENSON	NEW OWNER	*SEE BELOW
(NAME) 324 Westchester Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison TN 37115	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 8270 PAGE 300

For and in consideration of the sum of ----------($150,000.00)----------
----------ONE HUNDRED FIFTY THOUSAND AND NO/100---------- DOLLARS

Cash in hand paid by JAMES H. BENSON, the receipt of which is hereby acknowledged.

2972 01/07 0101 03CHECK 505.00

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. BENSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

(SEE EXHIBIT "A" FOR COMPLETE DESCRIPTION)

*TAX PARCEL NO. 034-13-324 - Lot 180-B
TAX PARCEL NO. 034-13-325 - Lot 181-B
TAX PARCEL NO. 034-13-326 - Lot 182-B
TAX PARCEL NO. 033-16-256 - Lot 174-B
TAX PARCEL NO. 033-16-261 - Lot 169-B

HELEN C. DAVIDSON COUNTY TN.
JAN 7 11 00 AM '91
IDENTIF. TREFERENCE
83876

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS:

(1) Restrictions and easements of record in Book 5039, page 484.
(2) Easement(s) to TVA of record in Book 3281, page 39.
(3) Sewer Line Easement of record in Book 5116, page 352.
(4) Agreement between T.B. Davis etal and the L&N Railroad Company of record in Book 382, page 434.
(5) Matters shown on Plat of record in Book 5200, page 610 and Book 6250, page 836-837.
(6) Deed of Dedication to Madison Suburban Utility District of record in Book 6569, page 956, for water system.

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street)

(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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.

Whenever 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 hands this 31st day of December, 19 90.

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
BY: Richard Dean
RICHARD DEAN, PRESIDENT

BOOK 8270 PAGE 301

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Dean with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of the Security Federal Savings and Loan Association of Nashville, the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 31st day of December, 1990.

Joanne L. Davis
NOTARY PUBLIC

My Commission Expires: 1-23-93

YVONNE S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 150,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James H Benson

Sworn to and subscribed before me
this 31 day of December .19 90 .

My commission expires 1/23/93 Notary Public Cindy Dees

CINDY DEES NOTARY PUBLIC FILED IN DAVIDSON COUNTY TENNESSEE

This instrument was prepared by:

UNION TITLE COMPANY, INC., 616 MARRIOTT DRIVE, NASHVILLE, TN. 37229
Name Address

WARRANTY DEED

FROM

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

TO

JAMES H. BENSON

UNION TITLE COMPANY, INC.
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574
(615) 889-3191

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 169B, 174B, 180B, 181B, 182B, on the Plan of Zone Lot Division of Phase 1, CEDAR BLUFF SUBDIVISION, as shown on Plat of record in Plat Book 6250, pages 836-837, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat Lot No. 169-B fronts 27.63 feet on the Westerly margin of Macfie Drive, and extends back 146.50 feet on the Southerly line and 147.69 feet on the Northerly line to a dead line in the rear, measuring 33.26 feet, thereon.

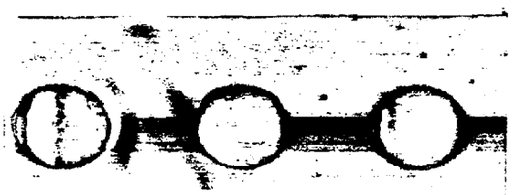
According to said Plat Lot No. 174-B fronts 68.10 feet on the Westerly margin of Macfie Drive, and extends back 87.44 feet on the Southerly line and 75.01 feet on the Northerly line to a dead line in the rear, measuring 71.52 feet, thereon.

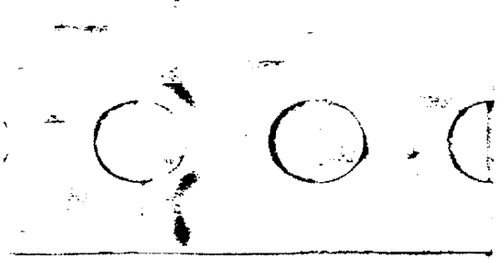
According to said Plat Lot No. 180-B fronts 14.24 feet on the Easterly margin of Macfie Court, and extends back 138.66 feet on the Northerly line and 171.44 feet on the Southerly line to a dead line in the rear, measuring 73.47 feet, thereon.

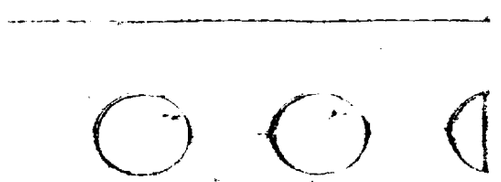
According to said Plat Lot No. 181-B fronts 20.78 feet on the Easterly margin of Macfie Court, and extends back 173.97 feet on the Northerly line and 150.67 feet on the Southerly line to a dead line in the rear, measuring 53.42 feet, thereon.

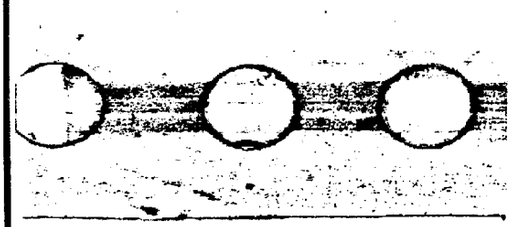
According to said Plat Lot No. 182-B fronts 14.45 feet on the Easterly margin of Macfie Court, and extends back 136.80 feet on the Northerly line and 144.79 feet on the Southerly line to a dead line in the rear, measuring 72.65 feet, thereon.

BEING part of the property conveyed to Security Federal Savings and Loan Association of Nashville by Deed of Record in Book 7861, page 851 and corrected by Deed of Record in Book 8091, page 241, said Register's Office.









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 303

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 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 9.00
TOTAL 505.00
CHECK 505.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/91 01 10:59 0001 2972

83876

IDENTIF. REFERENCE

JAN 7 11 00 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 386873