STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,769.29

Subscribed and sworn to before me, this the 31 day of January AT LARGE 19 91

My commission expires: July 24, 1991

Affiant

Notary Public

(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires July 24, 1991

WARRANTY DEED

Mail

SOUTHEAST TITLE of Tennessee, Inc. M0009
5751 Old Hickory Blvd., Suite 14, Hermitage, TN 37076

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Susan Carolyn Benedict	BancBoston Mortgage Corporation
543 Albany Drive	P.O. Box 44090
STREET ADDRESS Hermitage, TN 37076	STREET ADDRESS Jacksonville, FL 32231
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 075-3 64 /4D 24479	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Hugh R. Startup and wife, Bonnie J. Startup

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Susan Carolyn Benedict, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIONS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 134 on the Plan of Tulip Grove, Section 3, of record in Plat Book 3700 at page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Hugh R. Startup and wife, Bonnie J. Startup by Deed of record in Book 6694 page 715, Register's office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of BancBoston Mortgage Corporation (originally recorded to Mortgage Trust Company) and filed in Book 6938 page 778, Register's Office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $70950.00, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Hugh R. Startup and wife, Bonnie J. Startup under the terms of the instruments creating the loan to indemnify the Veterans Aministration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

90675

IDENTIF. TREFERENCE

FEB 5 9 01 AM '91

FELIX A. ... DAVIDSON COUNTY TN.

543 Albany Drive, Hermitage, TN 37076

THIS IS _____ IMPROVED PROPERTY KNOWN AS _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 31 day of January, 19 91

Hugh R. Startup

Bonnie J. Startup

State of Tennessee
County of Davidson

On this 31 day of January, 19 91, before me personally appeared Hugh R. Startup & Bonnie J. Startup to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

KATHLEEN A. HAND NOTARY PUBLIC LARGE CO. OF TENNESSEE

Witness my hand and official seal.
My Commission expires:

Kathleen A. Hand
Notary Public

Kathleen A. Hand

~~My Commission Expires July 24, 1991~~

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

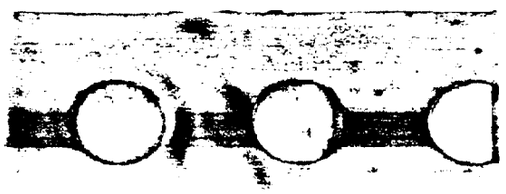
_____
Notary Public

WARRANTY DEED

4270 02/05 0101 03CHECK 260.44

OFFICIAL RECEIPT

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



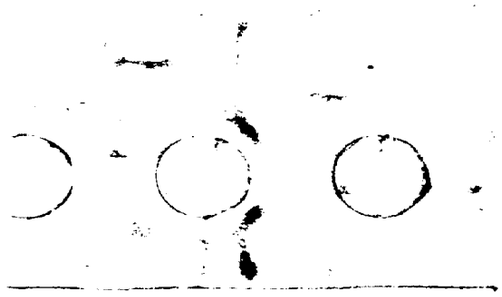
RECEIVED OF _____

FOR _____

BOOK 8287 PAGE 524

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

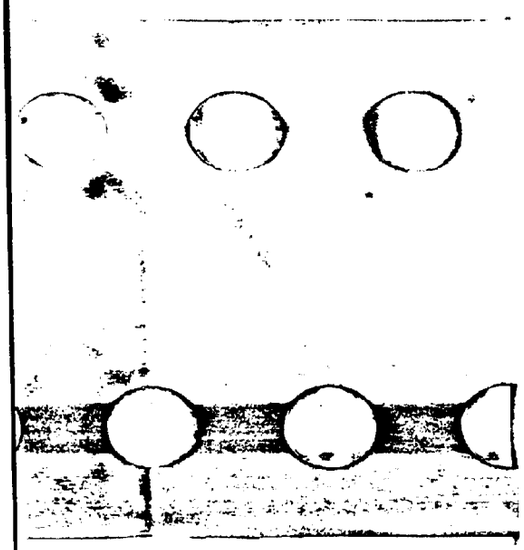
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 76769.29
CON TX 253.44
PRFEE 1.00
WDEED 6.00
TOTAL 260.44
CHECK 260.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/91 01 08:59 0001 4270



90675

IDENTIF. REFERENCE

FEB 5 9 01 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 394618