BOOK 8288 PAGE 297

FILE IN BOX #14
FORM NO. WD-1
#6916-4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Buford Benson Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1991

Notary Public

MY COMMISSION EXPIRES: 7/7/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Buford Benson, Sr. etux	FIDELITY FEDERAL BANK, FSB	Map180
(NAME)	(NAME)	
6575 Holt Road	401 Union Street	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	6D-54024
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, George S. Killingsworth and wife, Diana G. Killingsworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buford Benson, Sr., and wife, Carolyn M. Benson, as tenants by the entirety

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 the 6th Civil District of said County, described according to a survey by Harold R. Morris, Surveyor, made October 4, 1968, being more particularly described as follows:

Being Tract No. 1 of the unrecorded subdivision of the Marvin W. Moore Farm, beginning at a point in the southern margin of Holt Road, said point being the northeast corner of John and Tom Holt property, as shown in Book WB 56, page 495, Register's Office for Davidson County, Tennessee, which said point is approximately 4750 feet from Nolensville Road; thence South 86 deg. 30' 00" East 50.0 feet to the point of beginning of herein described tract No. 1; also being the northwest corner of said tract No. 1; thence continuing with the said southern margin of Holt Road South 88 deg. 35' 00" East 214.0 feet to a point; thence leaving said margin of Holt Road South 1 deg 25' 00" West 812.90 feet to a point; thence North 89 deg. 24' 48" West 201.95 feet to a point; thence North 1 deg. 04' 27" East 38.19 feet to point; thence North 0 deg. 34' 03" East 777.71 feet to the point of beginning, containing 4 acres, more or less.

DESCRIPTION CONTAINED HEREIN IS THE SAME AS THE PREVIOUS DEED.

Being the same property conveyed to George S. Killingsworth and wife, Diana G. Killingsworth by deed from Peter Lunati and wife, Barbara Lunati as of record in Book 6307, page 874, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4278, Page 946, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been

(Continued on back)

unimproved ( )
This is improved (XX) property, known as 6575 Holt Road, Nashville, Tennessee 37211
(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 seised 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 their hand s this 31st day of January, 19 91

George S. Killingsworth
By:
Diana L. Killingsworth, Attorney-in-fact

George S. Killingsworth
Diana G. Killingsworth

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANA G. KILLINGSWORTH

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 91.

Notary Public

Commission Expires 7/24/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ 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 _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19__.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM George S. Killingsworth and wife, Diana G. Killingsworth

TO Buford Benson, Sr. and wife, Carolyn M. Benson

IDENTIF. TO REFERENCE

FEB 6 11 '91

PETTY A. ... DAVIDSON CO. TN.

4641 02/06 0101 03CHECK 452-50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

prorated and assumed by the Grantee(s) herein.

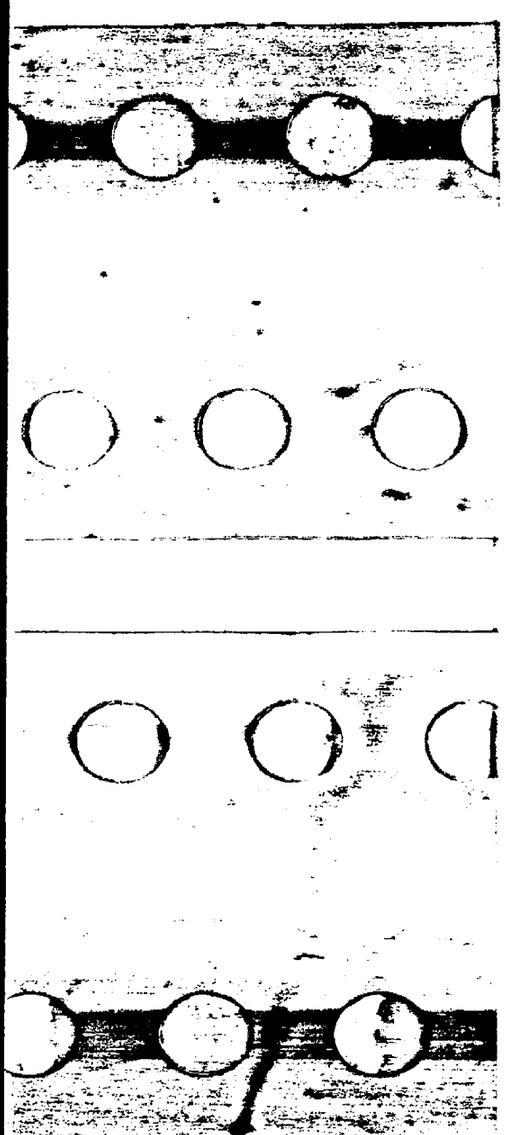
THIS instrument is being executed in behalf of George S. Killingsworth pursuant to a Power of Attorney executed by same on the 17th day of May, 1989, of record in Book 8283, Page 226, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 31st day of January, 1991, before me personally appeared DIANA L. KILLINGSWORTH, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of GEORGE S. KILLINGSWORTH, and acknowledged that she executed the same as the free act and deed of the said GEORGE S. KILLINGSWORTH

My Commission Expires: 7/24/93

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8288 PAGE 299

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 135000.00
CON TX 445.50
PRFEE 1.00
WDEED 6.00
TOTAL 452.50
CHECK 452.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/06/91 11:57 0001 4641

90989

IDENTIF. REFERENCE

FEB 6 11 58 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 394980