26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James H. Benson and wife, Judy L. Benson 324 Westchester Dr. Madison, TN 37115	New Owner	Map 33-16 Parcel 144 & 217

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205. This instrument prepared from the information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Lonzie Ferguson and wife, Karon Ferguson, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto James H. Benson and wife, Judy L. Benson, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 166-A and 166-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lonzie Ferguson and wife, Karon Ferguson by Successor Trustee's Deed from Charles S. Sanger, Successor Trustee of record in Book 7987, page 770, Register's Office for Davidson County, Tennessee.

Subject to two Deeds of Trust from Lonzie Ferguson and wife, Karon Ferguson, to Leigh M. Bullen, Trustee for Dominion Bank of Middle Tennessee of record in Book 7987, Page 774, and in Book 7987, page 779, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $78,535.64.

James H Benson
Affiant

Subscribed and sworn to before me this 16th day of August, 1991.

Robert J. Notestine
Notary Public

My Commission Expires March 26, 1994

NOTESTINE NOTARY PUBLIC STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantees, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of August, 1991.

LONZIE FERGUSON

KARON FERGUSON

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 Lonzie Ferguson and wife, Karon Ferguson, 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 at Nashville, Davidson County, Tennessee, this 16th day of August, 1991.

JOHN ROBERT HATTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: March 26, 1994

4 0 2 4 9

IDENTIFICATION REFERENCE

Aug 20 11 07 AM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

4957 08/20 0101 CKCHECK 297.45

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8423 PAGE 923

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	78535.64
CON TX	290.45
PRFEE	1.00
WDEED	6.00
TOTAL	297.45
CHECK	297.45

08/20/91 01 11:07 0001 495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40249

IDENTIFICATION REFERENCE

AUG 20 11 07 AM '91

FELIX Z. WILSON
REGISTER OF DAVIDSON COUNTY

No. 451482