Box 51

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This instrument prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

OCT 3 10 01 AM '91 FIRST TENNESSEE REFERENCE 51727

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

M. Rush Benton
Affiant

Subscribed and sworn to before me this 2nd day of October, 1991.

William Carter Sutherland Jr.
Notary Public
My Commission Expires: 3-3-92

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
M. Rush Benton 6416 Waterford Drive Brentwood, Tennessee 37027	Same	92-5-262

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by M. RUSH BENTON and wife, JOAN R. BENTON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FIRST UNION NANTIONAL BANK OF TENNESSEE has this day bargained and sold and does hereby transfer and convey unto the said M. RUSH BENTON and wife, JOAN R. BENTON, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of College Hills Section IV, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 103 fronts 58.02 feet on the north side of Clifton Avenue and runs back 130.2 feet on the west line and 129.8 feet on the east line to a dead line in the rear measuring 58 feet thereon.

BEING the same property conveyed to First Union National Bank of Tennessee by Successor Trustee's Deed from Roy C. DeSha, Jr., Successor Trustee of record in Book 8419, page 320, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to William P. Sutherland by deed from James L. Martin and wife, Willie M. Martin, of record in Book 7773, page 889, Register's Office for Davidson County, Tennessee.

This is improved property known as 3306 Clifton Avenue, Nashville, Tennessee

Together with all rights, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging;

SUBJECT to all restrictions and easements of record; unrecorded easements, if any; real estate taxes for the year 1991 and subsequent years; special taxes or assessments for

improvements not yet completed; roads and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a duly authorized representative of Grantor, duly attested, this 2nd day of October, 1991.

FIRST UNION NATIONAL BANK
OF TENNESSEE

By: [signature]
Its: Private Banking Officer

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara H. Pratt, 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 Private Banking officer of FIRST UNION NATIONAL BANK OF TENNESSEE, the within named bargainor, a corporation, and that he as such Private Banking Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Private Banking Officer.

Witness my hand and official seal this 2nd day of October, 1991.

[signature]
Notary Public
My Commission Expires: 3-3-92

9822 10/03 0101 03CHECK 118.00

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 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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 6.00
TOTAL 118.00
CHECK 118.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/91 01 10:02 0001 9822

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5. I

INSTRUMENT REFERENCE

Oct 3 10 01 AM '91

No. 464897