File Box 38 File 10228

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8467 PAGE 322

Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KARL E. HAURY, JR. (NAME)	NEW OWNERS (NAME)	Map 116-10
307 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 130 & 91
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 6475/4745

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, ROBERT DONAVAN BENSON, unmarried, and STEPHEN ALEXANDER BENSON, married, individually, and as Devisees under the Last Will and Testament of Jeanne Donavan Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT PROPERTY IS NOT NOW, NOR HAS IT EVER THE PRIMARY RESIDENCE OF THE GRANTORS HEREIN.

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unimproved ( )
This is improved (XX) property, known as 307 Jackson Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6 day of October, 1991.

ROBERT DONAVAN BENSON

STEPHEN ALEXANDER BENSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN ALEXANDER BENSON with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of October, 19 91.

My commission expires March 25, 1995 Notary Public _____

STATE OF _____
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires _____ Notary Public _____

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Donavan Benson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 8th day of October, 1991.

Thomas McGahee
Notary Public

My Commission Expires:
My Commission Expires December 17, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 718,000.00

Karl E. Haury, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 91.

MY COMMISSION EXPIRES: March 25 1995
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROBERT DONAVAN BENSON AND
STEPHEN ALEXANDER BENSON

TO

KARL E. HAURY, JR. AND WIFE,
JUDY B. HAURY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I

Land in Davidson County, Tennessee being a part of lot No. Thirty-Two (32) in the first Belle Meade Subdivision, near Nashville, Tennessee, a plan of which is of record in Book 332, pages 88 and 89 of the Register's Office of Davidson County, Tennessee, described as follows.

Beginning at a point in the southerly boundary line of lot No. 32 in said plan, 296 feet east of the southwest corner of said lot No. 32 measured along a southern boundary line of said lot; thence south 72 1/2 degrees east along the boundary line between lots Nos. 32 and 33 in said plan, 448 feet to a point in the west margin of a street or roadway known as Belle Meade Blvd. which has been widened since the registration of the plan above referred to; thence northerly along the westerly margin of Belle Meade Blvd. 234 feet to a point; thence in a northwesterly direction along the southern margin of Jackson Blvd., which runs along the north side of said lot No. 37, 434 feet to a point, thence south 18 3/4 degrees west 332 feet to the point of beginning, containing in all three (3) acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO C. C. DABNEY BY DEED FROM W. A. BENSON AND WIFE, FLORANCE RIDDLE BENSON OF RECORD IN BOOK 615, PAGE 288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, described as follows:

Being a part of the tract of land conveyed to W. A. Benson by deed of A. J. Linx and wife, Lola Linx, dated September 15, 1922, and recorded in Book 597, page 257, Register's Office of Davidson County, Tennessee, to which deed reference is here made for a full description of the whole tract of land. The part of said tract of land herein conveyed is described as follows:

Beginning at a point in the westerly margin of Belle Meade Boulevard, the southeast corner of said tract and the northeast corner of the present Dabney lot, and running westerly along the southerly line of the said tract of land, (which is also the northerly line of a tract of land belonging to C. C. Dabney) 325 and 1/2 feet, more or less, to the termination of the northerly line of said Dabney tract; thence in a northerly direction 10 feet to a point; thence in easterly direction and parallel with said Dabney's north line 325 and 1/2 feet more or less to the westerly margin of Belle Meade Boulevard; thence in a southerly direction along the western margin of Belle Meade Boulevard 10 feet to the beginning.

Being the same property conveyed to Jeanne Donavan Benson by quitclaim deed from William A. Benson, IV, Robert Donavan Benson and Stephen Alexander Benson as Executors and Trustees under the Will of William A. Benson, Jr., deceased, of record in Book 7568, page 654, said Register's Office.

TRACT NO. II

Land in Davidson County, Tennessee, being a part of lot no. 8 on the A. M. Bransford's Subdivision of lots 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision of record in Plan Book 421, page 139, Register's Office for Davidson County, Tennessee and being a part of lot No. 32 on said Belle Meade Subdivision described as follows:

Beginning at northwest corner of said lot no. 8 at a concrete monument, said corner being in the southerly margin of Jackson Blvd.; thence with said southerly margin of Jackson Blvd. easterly 157.55 feet to an iron pin in said southerly margin; thence south 23 degrees 9 minutes and 55 seconds west 298.53 feet to an iron pin; thence north 57 degrees, 52 minutes and 56 seconds west 14.87 feet to an iron pin, being the northwest corner of the tract conveyed to C. C. Dabney, by deed of W. A. Benson and wife, of record in Book 615, page 288 of the Register's Office for Davidson County, Tennessee; thence south 17 degrees 22 minutes and 18 seconds west 10 feet to an iron pin in the southwest corner of said tract; thence north 57 degrees, 52 minutes and 56 seconds west 121.16 feet to an iron pin at the southwest corner of said lot no. 8; thence north 23 degrees, 9 minutes and 55 seconds east 332 feet more or less to the beginning.

Being the same property conveyed to Stephen Alexander Benson and Robert Donavan Benson by quitclaim deed from William A. Benson, IV of record in Book 8254, page 924, said Register's Office.

Descriptions above being copied from prior deeds of record with no change.

Robert Donavan Benson being one and the same as Robert Donovan Benson.

EXHIBIT "A"

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 718000.00

CON TX 2656.60

PRFEE 1.00

WDEED 9.00

TOTAL 2666.60

CHECK 2666.60

10/21/91 01 09:46 0001 4313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

OCT 21 9 44 AM '91

No. 469055