BOOK 8470 PAGE 672

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: kd (Title No: 31266)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

Mahlon D. Johnson
Affiant

Sworn and subscribed before me this 21st day of October, 1991.

Christy Wilkins Seney
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS SENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Mahlon D. Johnson
715 Lynnbrook Road
Nashville, Tn 37215

MORTGAGEE:
Norwest Mortgage, Inc.
P. O. Box 31728
Charlotte, North Carolina 28231

MAP-PARCEL NUMBERS
117-5-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Carney Hooten Benson** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mahlon D. Johnson, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 98 feet of Lot No. 4 on the Plan of W.M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County.

SAID part of Lot No. 4 fronts 98 feet on the westerly margin of Stokes Avenue, now known as Lynnwood Road and extends back between parallel lines with the easterly margin of Oaklawn Avenue 221 1/4 feet thereon to the easterly margin of a 15 foot alley.

BEING the same property conveyed to C. L. Hooten and wife, Sara Young Hooten by deed from Sperry Realty Company of record in Book 1049, page 460, Register's Office for said County. C. L. Hooten has died. Sarah Young Hooten subsequently died had devised subject property to Sarah Carney Hooten Benson by Will of record in Will Book 165, page 827, Probate Court Clerk's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Craig B. Benson, spouse of Sarah Carney Hooten Benson, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

5.6 8.0 4.

IDENTIFICATION REFERENCE

OCT 24 3 24 PM '91

5715 10/24 0101 03CHECK 580.50

This is improved property, known as: 715 Lynnbrook Road, Nashville, Tn 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of October, 1991.

Sarah Carney Hooten Benson
Sarah Carney Hooten Benson

Craig B. Benson

State of Tennessee
County of Davidson

On this 21st day of October, 1991, before me the undersigned authority, personally appeared Sarah Carney Hooten Benson and Craig B. Benson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS SENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Seney
Notary Public

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	155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	580.50
			CHECK	580.50
10/24/91	01		15:24 0001	5715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.8.0 4

IDENTIFI REFERENCE

OCT 24 3 24 PM '91

No. 470432