This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

| Address New Owner(s): | Send Tax Bills to: | Map/Parcel Numbers: |
|---|---|---|
| James H. Benson | Dominion Bank of | Parcel: 33-16-146 |
| 324 Westchester Drive | Middle Tennessee | 33-12-145 |
| Madison, TN 37115 | 150 Fourth Ave. North | 33-12-147 |
| | Nashville, TN 37219 | |

## WARRANTY DEED

**WHEREAS**, the below-named Grantor and Grantee have previously entered into a Contract for Exchange of Real Estate dated October 16, 1991; and

**WHEREAS**, said agreement contemplates a like-kind exchange of certain real property of the Grantor and the Grantee, pursuant to §1031 of the Internal Revenue Code of 1986, as amended; and

**WHEREAS**, this deed is made pursuant to the above-referenced agreement.

**NOW, THEREFORE, FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID E. LOVELL and wife, PAM F. LOVELL, (collectively the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES H. BENSON (the "Grantee"), his heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> All that real estate described on the attached Exhibit A, the terms of which are incorporated herein by reference in their entirety.
>
> This conveyance is made subject to:
>
> All matters set out on the attached Exhibit B, the terms of which are incorporated herein by reference in their entirety.

This is improved property known as 101 Slayton Court, 104 Slayton Court and 105 Slayton Court, all in Madison, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

**AND** Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of FEBRUARY, 1992.

David E. Lovell

Pam F. Lovell

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David E. Lovell and wife, Pam F. Lovell, 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, Tennessee, this 18th day of February, 1992.

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 159,000.

James H Benson
Affiant

Subscribed and sworn to before me, this 18th day of February, 1992.

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

**EXHIBIT A**

Map 33-16, Parcel 146
105 Slayton Court, Madison, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 9, Revised Primrose Meadows, Section 1, of record in Plat Book 5210, page 375, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David E. Lovell and wife, Pam F. Lovell, by deed from Primrose Properties I, LTD., a limited partnership, of record in Book 8080, page 316, Register's Office for Davidson County, Tennessee.

Map 33-12, Parcel 145
101 Slayton Court, Madison, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 10, Revised Primrose Meadows, Section 1, of record in Plat Book 5210, page 375, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David E. Lovell and wife, Pam F. Lovell, by deed from Primrose Properties I, LTD., a limited partnership, of record in Book 8080, page 280, Register's Office for Davidson County, Tennessee.

Map 33-12, Parcel 147
104 Slayton Court, Madison, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 12, Revised Primrose Meadows, Section 1, of record in Plat Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David E. Lovell and wife, Pam F. Lovell, by deed from Primrose Properties I, LTD., a limited partnership, of record in Book 8080, page 307, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**

1. 1992 property taxes, a lien but not yet due and payable.

2. Restrictions, easements and set-back lines as may appear of record in the Register's Office for Davidson County, Tennessee.

3. Terms of Plats referred to in Exhibit A of this deed.

4. Deeds of Trust in favor of Dominion Bank of Middle Tennessee of record in the Register's Office for Davidson County, Tennessee.

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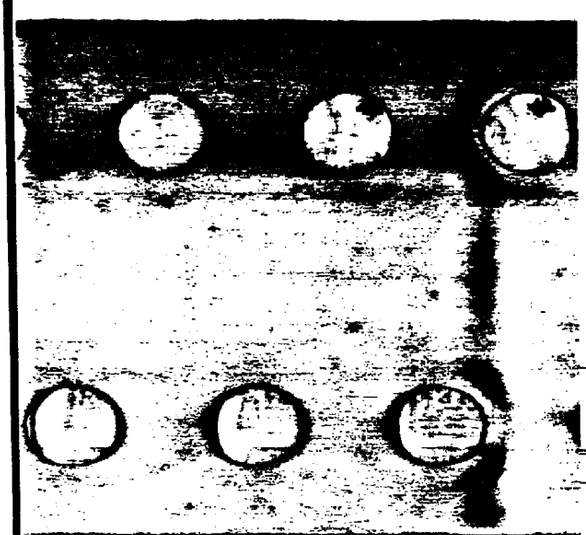
IDENTIF. REFERENCE

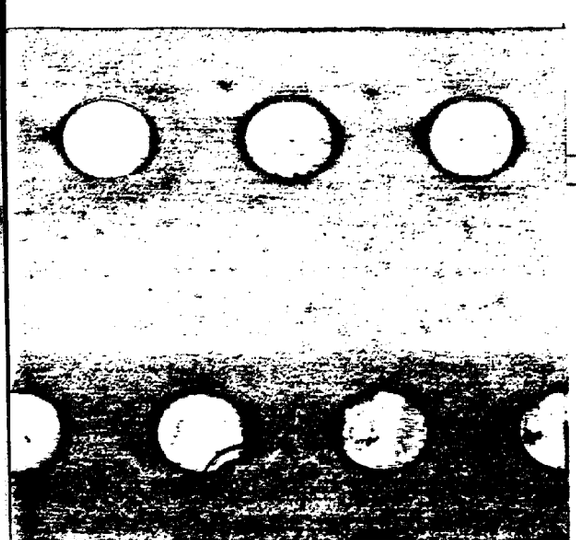
MAR 2 3 49 PM '92

FELIX E. WILSON REGISTER
DAVIDSON COUNTY TN.

2365 03/02 0101 03CHECK 601.30

3:CKM0213923.VJ





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8563 PAGE 670

| | | |
|---|---|---|
| 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 159000.00
CON TX 588.30
PRFEE 1.00
WDEED 12.00
TOTAL 601.30
CHECK 601.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/92 01 15:49 0001 2365

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

MAR 2 3 49 PM '92

IDENTIF. REFERENCE

88755

No. 506862