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: 33-16
David E. Lovell	Security Federal	Parcel: 191, 190,
904 North Summerfield	Savings & Loan	189, 188
Madison, TN 37115	616 Marriott Drive	178, 187
	Nashville, TN 37230	

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, JAMES H. BENSON, d/b/a M.A.P. PROPERTIES, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID E. LOVELL (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 228-230 Connare Drive, 232-234 Connare Drive, 236-238 Connare Drive, 240-242 Connare Drive, 241-243 Connare Drive and 244-246 Connare Drive, 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 he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his 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.

The wife of the Grantor joins in this conveyance for the purposes of releasing and relinquishing in favor of the Grantee all her rights and interests in the above-described real property, including without limitation her marital rights.

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.

James H. Benson
James H. Benson, d/b/a
M.A.P. Properties

Judy L. Benson
(wife)

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 James H. Benson, d/b/a M.A.P. Properties and his wife, Judy L. Benson, 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 $ 31,000.

David E. Ladd
Affiant

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

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

8875 8
IDENTIF. TREFERENCE
MAR 2 3 52 PM '92
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

3:CKM1220911.VJ

EXHIBIT A

Map 33-16, Parcel 191.

228-230 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 231, as modified by instrument of record in Book 5882, page 674, said Register's Office.

Map 33-16, Parcel 190.

232-234 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 236, as modified by instrument of record in Book 5882, page 682, said Register's Office.

Map 33-16, Parcel 189.

236-238 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 241, as modified by instrument of record in Book 5882, page 686, said Register's Office.

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Map 33-16, Parcel 188.

240-242 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 221, as modified by instrument of record in Book 5882, page 690, said Register's Office.

Map 33-16, Parcel 178.

241-243 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5738, page 715, as modified by instrument of record in Book 5882, page 698, said Register's Office.

Map 33-16, Parcel 187.

244-246 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 226, as modified by instrument of record in Book 5882, page 678, said Register's Office.

EXHIBIT B

The foregoing property is subject to:

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

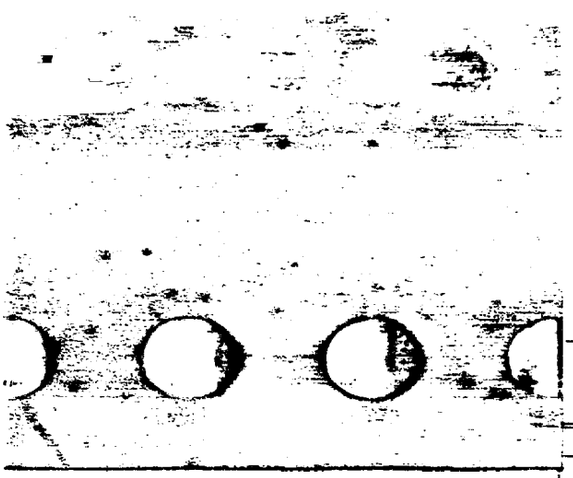
2. Deeds of trust referenced in Exhibit A, above.

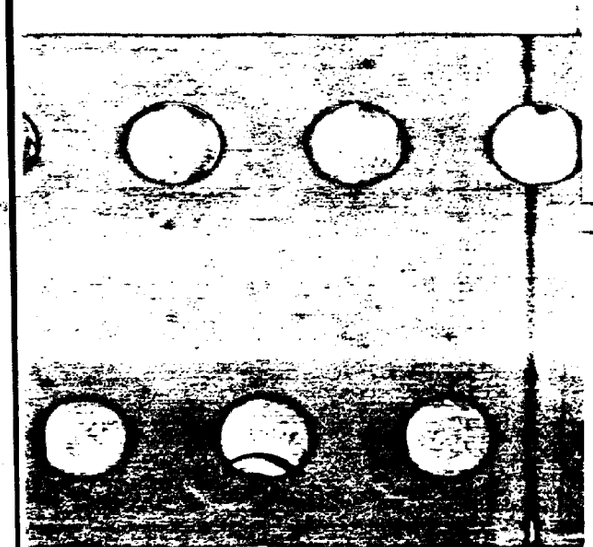
3. Restrictions of record in Book 5039, page 481 (applicable to lots in Primrose Meadows, Section 2), said Register's Office.

4. Setback lines, easements and limitations as shown on the Plan of record in Book 4860, page 105 (applicable to lots in Primrose Meadows, Section 2).

5. Subject to TVA right-of-way as shown on said plan and any limitations placed by TVA upon said easement.

6. Sanitary sewer easement of record in Book 5116, page 352, said Register's Office.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8563 PAGE 680

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	~~$18000.00~~
CON TX	1176.60
PRFEE	1.00
WDEED	15.00
TOTAL	1192.60
CHECK	1192.60

03/23/92 01 15:51 0001 2368

88758

IDENTIF. REFERENCE

MAR 23 52 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 506865