*** WARRANTY DEED ***

ADDRESS OF NEW OWNER	TAX BILLS TO	MAP/PAR. NOS.
Janice R Benedict 230 Willoughby Avenue Brooklyn, New York 11205	New Owner	172-1A 85

The actual consideration or value, whichever is greater, for this transaction is $42,500.

Alan D Lenefsette

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn to before me this 26th day of March, 1992.

Sharon M. Erwin

NOTARY PUBLIC

My commission expires 11/27/93

This instrument prepared by: Charles L. Hendrix, Attorney at Law, 14 Micawber Court, Brentwood, Tennessee 37027.

FOR AND IN CONSIDERATION OF ten and No/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Morris W. Thurman, Sr. and Tom Hudgins, tenants-in-common, hereinafter called the Grantors, have bargained and sold, and by there presents do transfer and convey unto Janice R. Benedict, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 85 on the plan of subdivision of Copperfield as record in Plat Book 6900, page 147 Register's Office of Davidson County, as revised in Plat Book 6900, pages 555-559 and as voided, vacated and superceded in Plat Book 6050, page 488 relative to the re-subdivision of Lots Nos. 85, 86 and 87.

Said Lot No. 85 fronts 82.50' on the westerly margin of Chuzzlewit Down, extends back between parallel lines 120' to a dead line on which it measures 82.50'.

Being the same property conveyed to Morris W. Thurman, Sr. and Tom Hudgins by deed of record in Book 8546, page 346 R.O.D.C. from Commerce Trading Corporation.

This conveyance is made subject to the Declaration of covenants, conditions and restrictions of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, Register's Office for Davidson County, Tennessee, and as amended and superseded in Book 7071, page 482 and Book 7208, page 889, said Register's Office.

This unimproved property known as part of Copperfield Subdivision and has no mailing address.

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, her heirs and assigns, forever; and we do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 10th day of January, 1992, at Nashville, Davidson County, Tennessee.

Morris W Thurman Sr.
MORRIS W. THURMAN, SR.

Tom Hudgins
TOM HUDGINS

By ALAN REVELETTE acting by powers vested in him in a POWER OF ATTORNEY executed by the within named Grantors.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lloyd A. Erwin, a Notary Public in and for said County and State, the within named the Alan Revelette, with whom I am personally acquainted or proved to be upon presentation of competent evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of March, 1992.

Lloyd A. Erwin
NOTARY PUBLIC

My commission expires 11-27-93.

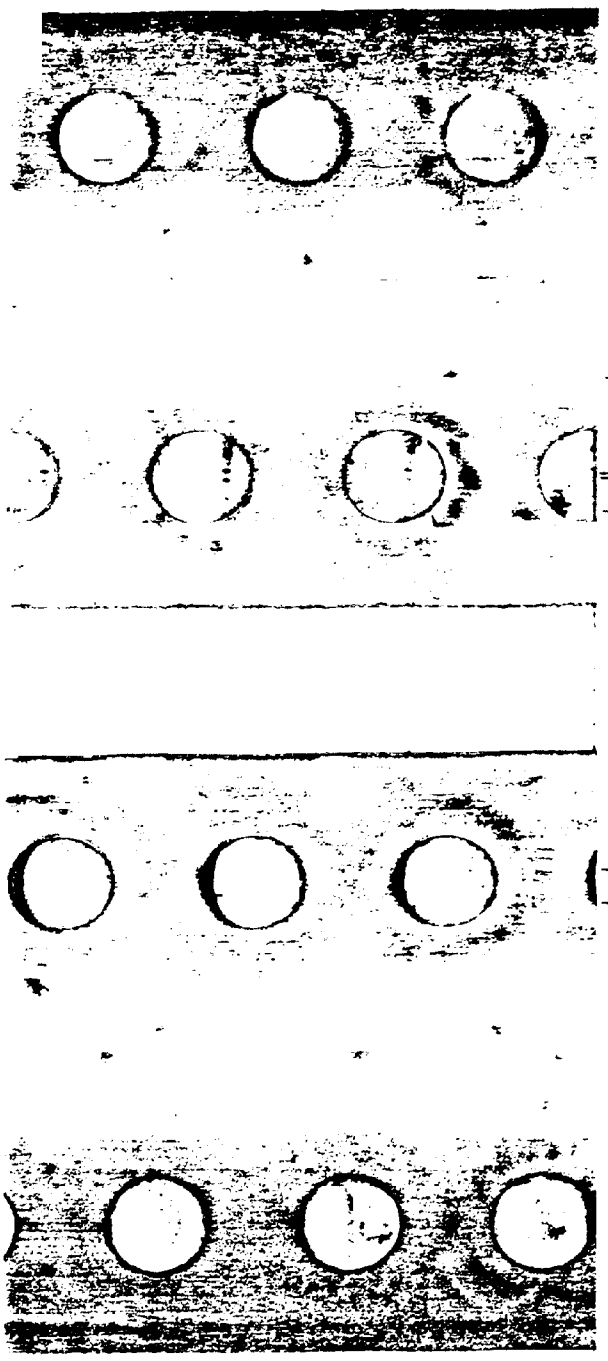
9 8 0 8 6

IDENTIFICATION REFERENCE

APR 2 9 59 AM '92

DAVIDSON COUNTY, TN

6444 04/02 0101 03CHECK 164.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8591 PAGE 409

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	42500.00
CON TX	157.25
PRFEE	1.00
WDEED	6.00
TOTAL	164.25
CHECK	164.25

04/02/92 01 09:50 0001 6444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98086

IDENTIFICATION REFERENCE

APR 2 9 59 AM '92

DAVIDSON COUNTY, TN

No. 517345