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. (ljh) (Title No: 31741)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 154000.00

Affiant

Sworn and subscribed before me this
31st day of March, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Eric H. Avery
7020 Northridge Drive
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1570

MAP-PARCEL NUMBERS
142-13-A-018

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 **John G. Benitez and spouse, Linda G. Allison,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric H. Avery and spouse, Louisa L. Avery,** 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 Lot No. 18 on the plan of Riverside, Resubdivision of Lots 17, 18 & 19, of record in Book 6050, page 385, Register's Office for said County.

Said Lot No. 18 fronts 62.00 feet on the southerly margin of Northridge Drive and extends back between parallel lines 145.00 feet to a dead line.

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

Being the same premises conveyed to John G. Benitez and wife, Linda G. Allison by deed form Rochford Realty and Construction Co., Inc., a Tennessee Corporation, of record in Book 7905, page 230, Register's office for said County.

Subject to Covenants, Conditions and Restrictions of record in Book 7185 page 619, and Book 7405, page 780, said Register's Office.

J 0 2 4 1 .

IDENTIFICATION REFERENCE

6608 04/02 0101 03CHECK 576.80

This is improved property, known as: 7020 Northridge Drive, Nashville, TN 37221

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 31st day of March, 1992.

John G. Benitez

Linda G. Allison

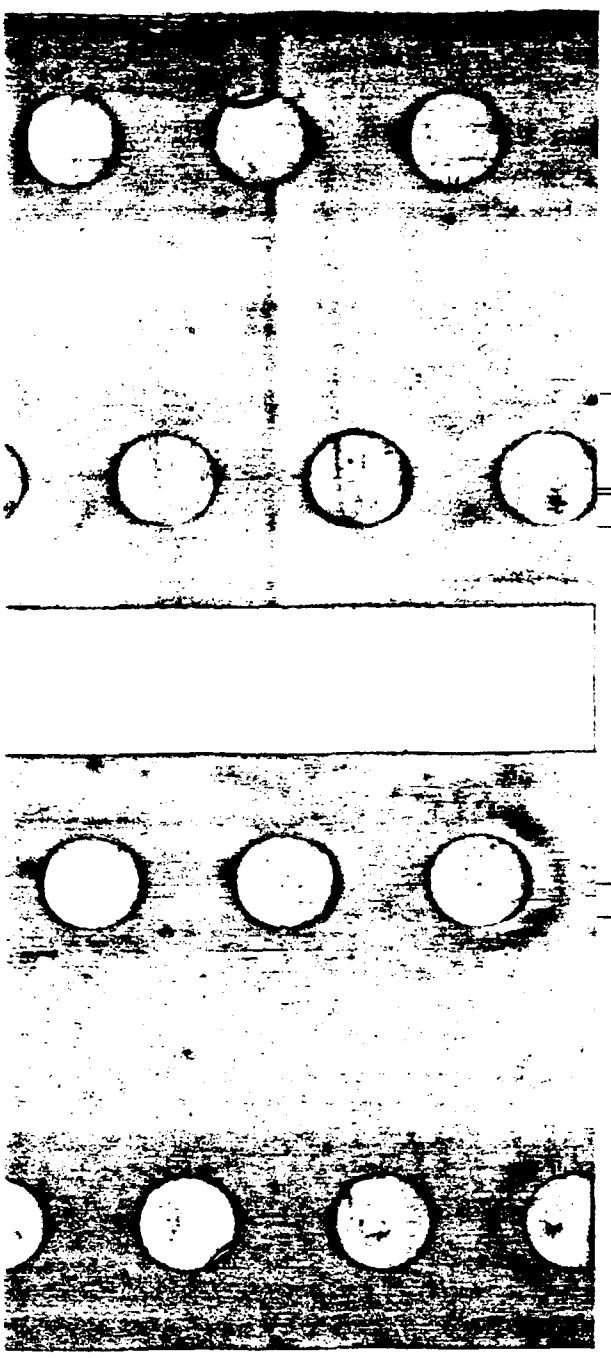
State of Pennsylvania
County of Allegheny

On this 31st day of March, 1992, before me the undersigned authority, personally appeared John G. Benitez and Linda G. Allison, 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.

My Commission Expires:

Notarial Seal
Notary Public
Bridgeville Boro, Allegheny County
My Commission Expires
Member, Pennsylvania Association of Notaries

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8591 PAGE 944

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	154000.00
			CON TX	569.80
			PRFEE	1.00
			WDEED	6.00
			TOTAL	576.80
			CHECK	576.80
04/02/92	01	12:49	0001	6608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98247.

IDENTIFICATION REFERENCE

APR 2 12 49 PM '92

DAVIDSON COUNTY, TN

No. 517509