WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37027

BOOK 8620 PAGE 591

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD C. BENJAMIN (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 131-5-A
5039 Hillsboro Road #124 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	Parcel 124
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	F.B.#7DA70120

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD C. BENJAMIN AND WIFE, JANE A. BENJAMIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 124 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Security Federal Savings and Loan Association of Nashville by Trustee's deed from Union Title Company, Inc., Substitute Trustee of record in Book 8327, page 687, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3; (3) By-Laws of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, and in Book 8550, page 973; (4) Charter of record in Book 8485, page 642, and in Book 8556, page 701; and (5) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

0821 4

IDENTIFICATION REFERENCE

MAY 7 8 35 AM '92

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4398 05/07 0101 03CHECK 388.10

unimproved ( )
This is improved (XX) property, known as 5039 Hillsboro Road #124, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of May, 19 92

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
By: F.M. Puryear
F.M. PURYEAR
Vice-President

BOOK 8620 PAGE 592

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

F.M. PURYEAR

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of SECURITY FEDERAL SAVINGS AND LOAN* the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. *ASSOCIATION OF NASHVILLE

Witness my hand at Office, this 4th day of May, 19 92

My commission expires March 25, 1995 Notary Public _____

GERALD E. PAT-CRESCH 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 $ 103,000.00

Jane A. Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 92

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL) _____ Notary Public

GERALD E. PAT-CRESCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

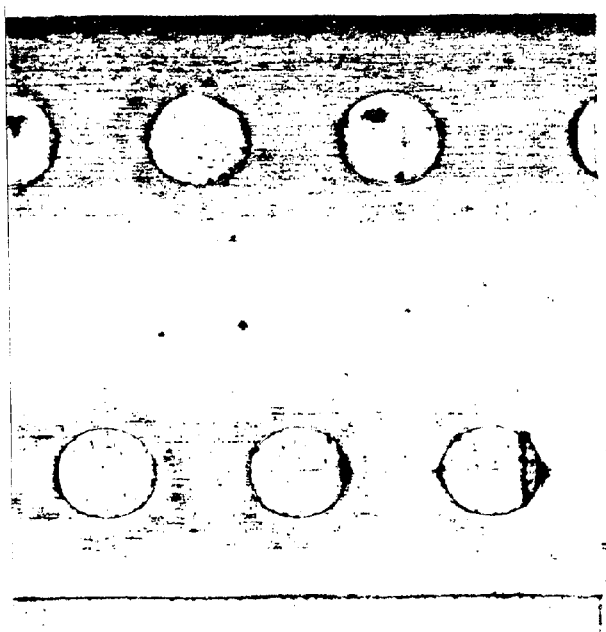
FROM SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

TO RICHARD C. BENJAMIN AND WIFE, JANE A. BENJAMIN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

REC

OFF



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

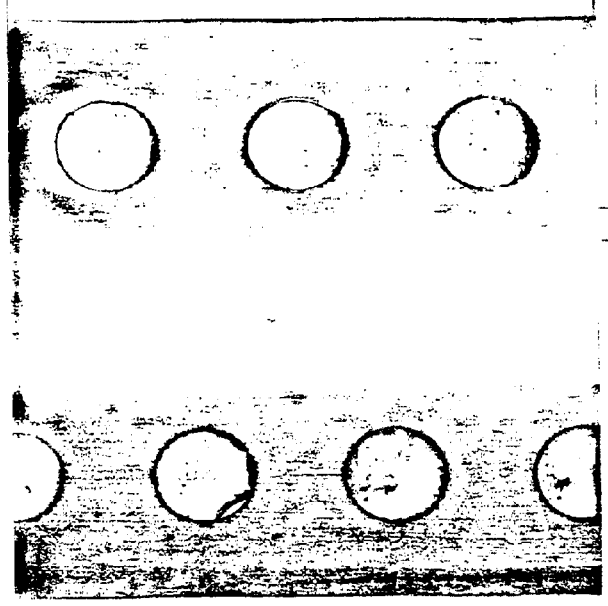
RECEIVED OF _____

FOR _____

BOOK 8620 PAGE 593

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 103000.00

CON TX 381.10

PRFEE 1.00

WDEED 6.00

TOTAL 388.10

CHECK 388.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/92 01 08:34 0001 4398

08214

IDENTIFICATION REFERENCE

MAY 7 8 35 AM '92

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN

No. 528653