STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Doreen S. Benchea
Affiant

Subscribed and sworn to before me, this 15 day of June, 1992.

Mary Bennie Wilson
Notary Public

My Commission Expires: 1-26-96

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Traian Benchea and wife, Doreen S. Benchea 1260 West Hickory Springs Ct. Brentwood, TN 37027	SAME	159-0-139 FH 02757

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN P. FINNEY AND WIFE, PATRICIA H. FINNEY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TRAIAN BENCHEA AND WIFE, DOREEN S. BENCHEA**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section 2, Hickory Boulevard Estates, of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John P. Finney and wife, Patricia H. Finney by deed from Union Planters National Bank, a National Banking Association, of record in Book 8054, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Restrictive covenants contained in instrument of record in Book 4505, page 501, Register's Office for said County.

3. Matters shown on the Plan of record in Book 4175, page 110, Register's Office for said County.

This is improved property, known as 1260 West Hickory Springs Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

WITNESS our hands this 15th day of June, 1992.

John P. Finney

Patricia H. Finney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John P. Finney**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 1992.

Notary Public

My Commission Expires: 1-26-96

1747 06/16 0101 03CHECK 932.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia H. Finney**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 1992.

Notary Public

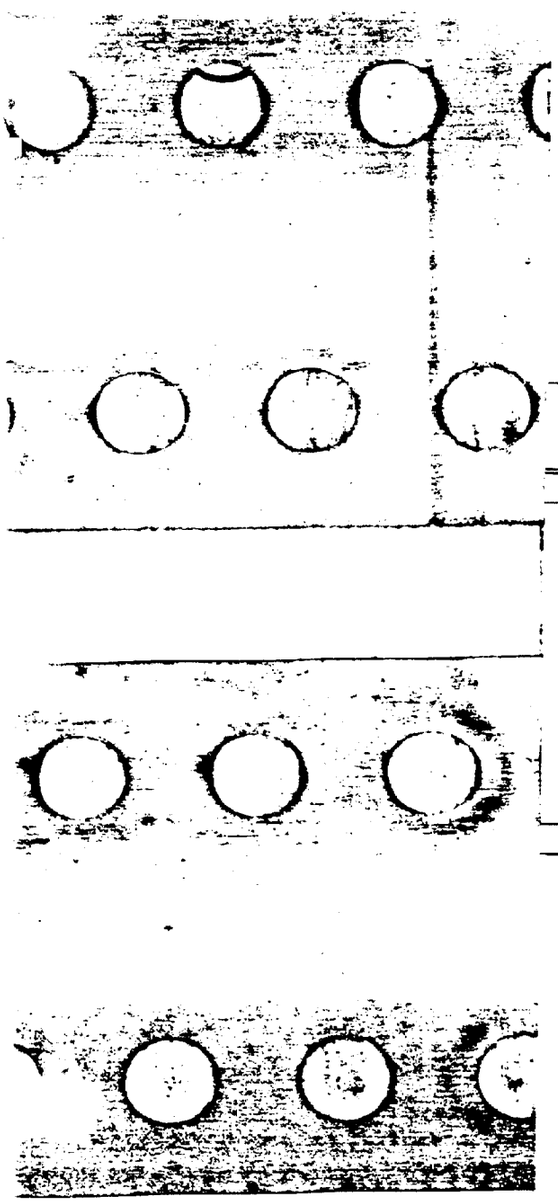
My Commission Expires: 1-26-96

I 9 7 6 9

IDENTIF. TREFERENCE

JUN 16 10 24 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8653 PAGE 3

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 250000.00

CON TX 925.00

PRFEE 1.00

WDEED 6.00

TOTAL 932.00

CHECK 932.00

06/16/92 01 10:20 0001 1747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 97669

IDENTIF. TREFERENCE

JUN 16 10 24 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541492