SPECIAL WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $477,000.00.

Jerry L. McCloud
Affiant

Sworn to and subscribed before me this 25 day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 11-24-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jerry L. McCloud	Security Federal Savings & Loan	
532 4th Ave South	616 Marriott Drive	
Nashville, Tn 37210	Nashville, TN 37230	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and the agreement by the Grantor to assume and pay certain Deeds of Trust, as indicated with the individual properties listed, and other covenants as hereinafter stated, James H. Benson, d/b/a/ M.A.P. Properties, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jerry L. McCloud, hereinafter called Grantee, his successors and assigns, the following described properties, to-wit:

Map 33-16, Parcel 50
124-126 Slayton Court, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Primrose Meadows, Section I, of record in Book 4675, page 62, Register's Office for said County.

Deed of Trust of record in Book 5758, page 64, as modified by instruments of record in Book 5882, page 722, and Book 8721, page 268, said Register's Office.

Map 33-16, Parcel 49
120-122 Slayton Court, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5758, page 57, as modified by instruments of record in Book 5882, page 718, and Book 8721, page 264, said Register's Office.

Map 33-16, Parcel 184
309-311 Connare Drive, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 150 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 705, as modified by instruments of record in Book 5882, page 694, and Book 8121, page 260, said Register's Office.

Map 33-16, Parcel 183
305-307 Connare Drive, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 149 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 710, as modified by instruments of record in Book 5882, page 702, and Book 8121, page 256, said Register's Office.

Map 33-16, Parcel 51
128-130 Slayton Court, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5758, page 71, as modified by instruments of record in Book 5882, page 714, and Book 8121, page 272, said Register's Office.

Map 33-16, Parcel 47
112-114 Slayton Court, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 14 on the plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5777, page 525, as modified by instruments of record in Book 5882, page 710, and Book 8121, page 276, said Register's Office.

Map 33-16, Parcel 48
116-118 Slayton Court, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5777, page 530, as modified by instruments of record in Book 5882, page 706, and Book 8121, page 280, said Register's Office.

All of the above properties being a part of the same property conveyed to James H. Benson, d/b/a/ M.A.P. Properties, by Deed from PRIMROSE PROPERTIES I, LTD., of record in Book 8120, page 638, Register's Office, Davidson County, Tennessee.

Map 33-16, Parcel 41
197 Slayton Court aka 1149/51 N.Graycroft
Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 8142, page 870, said Register's Office.

Map 33-16, Parcel 40
1145/47 N.Graycroft, Madison, Tennessee

LAND in Davidson County, Tennessee, being Lot No. 3 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 8142, page 870, said Register's Office.

The above two parcels of land being the same property conveyed to James H. Benson, d/b/a M.A.P. Properties, by Deed from PRIMROSE PROPERTIES I, LTD., of record in Book 8142, page 867, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever.

This conveyance of the properties herein described, and all covenants and warranties contained herein, are made expressly subject to the following:

(a) Restrictions of record in Book 4737, page 81, and Book 5039, page 484 (Section 1), and in Book 5039, page 481 (Section 2), said Register's Office.

(b) Setback lines, easements and limitations as shown on the Plans of record in Book 4860, page 105 (Sec. 2), in Book 4675, page 18 (Sec. 1), and in Book 5210, page 375 (Rev. Lots 8, 9, 10 (Sec. 1).

(c) Subject to TVA right-of-way as shown on said plans and any limitations placed by TVA upon said easement.

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

Grantor covenants to warrant and forever defend the title to the properties to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

WITNESS my hand this 21 day of August 1992.

M.A.P. Properties By:

James H. Benson
JAMES H. BENSON

James H. Benson
JAMES H. BENSON, Individually

BOOK 8710 PAGE 793

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Benson, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8710 PAGE 794

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
477000.00
CON TX 1764.90
PRFEE 1.00
WDEED 16.00
TOTAL 1781.90
CHECK 1781.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/92 01 16:11 0001 3768

39552

TENNESSEE REFERENCE

AUG 25 4 09 PM '92

DAVIDSON COUNTY, TN

No. 563503