This Instrument Was Prepared By:
Hugh C. Howser, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8727 PAGE 351

Address New Owner(s):	Send Tax Bills to	Map/Parcel:
James H. Benson and wife, Judy L. Benson 3701 Gallatin Road Nashville, TN 37216	James H. Benson and wife, Judy L. Benson 3629 Gallatin Road Nashville, TN 37216	072-03-0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-Five Thousand and No/100 Dollars ($375,000.00), paid and to be paid by James H. Benson and wife, Judy L. Benson, by the execution and delivery of a promissory note of even date herewith, secured by a deed of trust, said note providing in part as follows:

> FOR VALUE RECEIVED, on or before September 10, 2002, the undersigned, James H. Benson and wife, Judy L. Benson (hereinafter called "Borrower") promise to pay to Southern Woodenware, Inc. (hereinafter called "Lender", which term shall always refer to the lawful owner and holder of the indebtedness evidenced hereby), or order, at Box 317, Mt. Juliet, TN 37122, or at such other place as the Lender may from time to time designate in writing, the principal sum of Three Hundred Seventy-five Thousand and No/100 Dollars ($375,000.00). Interest on the principal balance shall be payable at the rate of nine percent (9%) per annum for the first year, and at the rate of ten percent (10%) per annum for the balance of said ten (10) year period, said interest being payable in monthly installments beginning on October 10, 1992, and thereafter on the same day of each succeeding month for the balance of said ten (10) year period, at which time the entire outstanding principal balance, plus accrued and unpaid interest, if any, shall be paid in full.

and other good and valuable considerations, the receipt of which is hereby acknowledged, Southern Woodenware, Inc., a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to James H. Benson and wife, Judy L. Benson (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 4, 5, 6 and 7 on the Plan of Patterson and Young's Gallatin Road Subdivision, as of record in book 547, page 38, Register's Office for Davidson County, Tennessee.
>
> Being part of the property conveyed to Davidson Building and Realty Company, Inc. by deed of record in Book 2856, page 275, Register's Office for Davidson County, Tennessee; Davidson Building and Realty Company, Inc. was merged into Logan Super Markets, Inc., by instrument of record in Book 2839, page 135, said Register's Office;

and the name of the corporation changed to Southern Woodenware, Inc. by amendment to the charter dated January 17, 1961, and of record in Amendment Book P-47, page 1294, Office of the Secretary of State of Tennessee, and in Book 3155, page 327, said Register's Office.

This is improved property known as 3701 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 1992.

SOUTHERN WOODENWARE, INC.,
a Tennessee corporation

By: George W. Logan

Title: Chairman

Mitzi K. Dorris
Sec/Treas.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George W. Logan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of Southern Woodenware, Inc., the within named bargainor, a corporation, and that he as such Chairman, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman. Mitzi Dorris signed as Secretary/Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of September, 1992.

Cindi R. Haskin
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE CINDI R. HASKIN

449111

IDENTIFICATION REFERENCE

SEP 10 3 34 PM '92

DAVIDSON COUNTY, TN

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me,
this 10th day of September, 1992.

Notary Public

My Commission Expires: 9-25-93

5663 09/10 0101 03CHECK 1400.50

0:HCH0902922.WP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 8727 Page 354

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

BOOK 8727 PAGE 354

MISC - MISCELLANEOUS
CO DE - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				375000.00
			CON TX	1387.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1400.50
			CHECK	1400.50
09/10/92	01		15:34 0001	5663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

449111

IDENTIFIT REFERENCE

SEP 10 3 34 PM '92

DAVIDSON COUNTY, TN

No. 569326