This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

ADDRESS NEW OWNER:
Darrell K. Bengson and
Linda K. Bengson
400 Lynwood Blvd.
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 116
GROUP 11
PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert E. Fitzhugh and wife, Bette P. Fitzhugh, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darrell K. Bengson and wife, Linda K. Bengson, hereinafter called the Grantees, their 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 part of Lot No. 96 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, as shown on the Plan of the Resubdivision of part of Royal Oaks Subdivision of record in Book 974, pages 4 and 5, said Register's Office.
>
> According to the latter plan said part of said lot is shown as the northerly part of Lot No. 96, and fronts 133.5 feet on the easterly side of Lynwood Boulevard, as measured around a curve, and runs back between lines, 320 feet more or less on the south line and 360 feet on the northerly line, along the south margin o Abbott Avenue, or Abbott-Martin Road, as measured around a curve to a dead line in the rear, measuring 80 feet thereon.
>
> Being the same property conveyed to Robert E. Fitzhugh and wife, Bette P. Fitzhugh by deed from Russell L. Speights and wife, Cirnelia W. Speights, as of record in Book 4380, page 715, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Lynwood Blvd., Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which are not yet due and payable.
2. Matters shown on the Plan of record in Book 974, pages 4 & 5, said Register's Office.
3. Easement for sanitary sewer of record in Book 5854, page 980,

Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Darrell K. Bengson and wife, Linda K. Bengson, their heirs and assigns, forever; and we, Robert E. Fitzhugh and wife, Bette P. Fitzhugh, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of June, 1993.

Robert E. Fitzhugh

Bette P. Fitzhugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8597 06/17 0101 03CHECK 618.39

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert E. Fitzhugh and wife, Bette P. Fitzhugh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 1993.

Jane E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 164,722.00.

Linda K. Bengson
AFFIANT

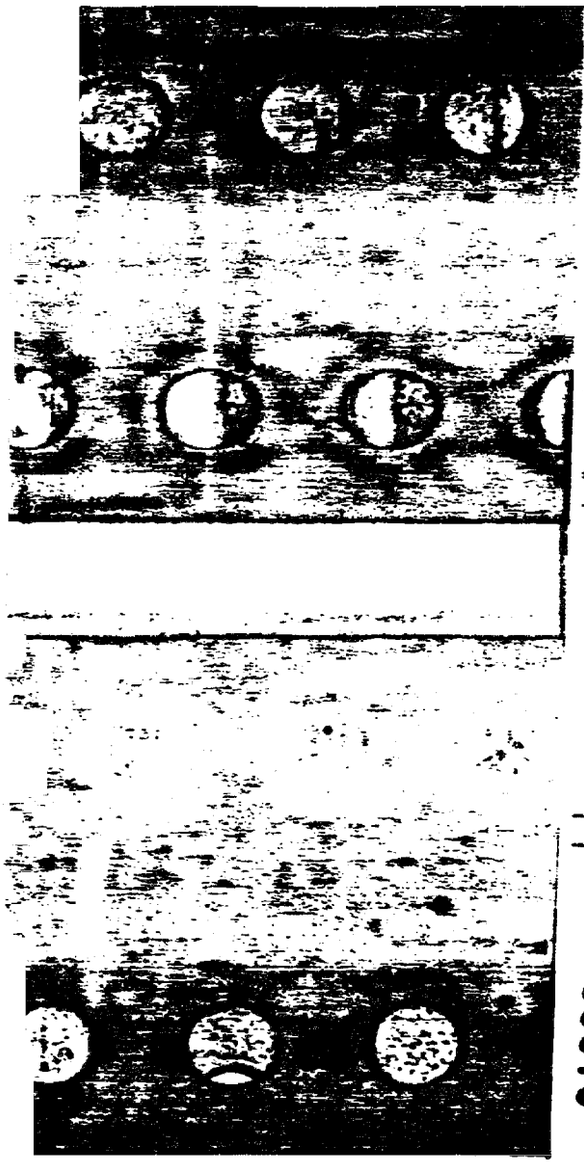
Subscribed and sworn to before me this 15th day of June, 1993.

Jane E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

93 JUN 17 AM 10:22
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

31290



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8984 PAGE 711

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 164722.00
CON TX 609.39
PRFEE 1.00
MDEED 8.00
TOTAL 618.39
CHECK 618.39

06/17/93 01 10:23 0001 8597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31290
IDENTIF. + REFERENCE

93 JUN 17 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 663862