THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***40,130.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 1993.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DELORES DELVIN and R. LYNN TAYLOR 1617 Holly Street Nashville, TN 37206	FIRST TENNESSEE BANK P.O. Box 351 Memphis, TN 38101	MAP 83-10 PARCEL 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND ONE HUNDRED THIRTY AND 00/100 ($***40,130.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **DONNA P. BENNING,** married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DELORES DELVIN and R. LYNN TAYLOR, both unmarried, as Joint Tenants with Right of Survivorship,** 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:

BEING Lot No. 4 on the Plan of The Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Donna P. Benning by deed from Administrator of Veterans Affairs of record in Book 6422, page 334, Register's Office for Davidson County, Tennessee.

This is improved property known as 1617 Holly Street, Nashville, Tennessee 37206

T.R. Benning, spouse of Donna P. Benning, joins in this conveyance to convey any interest he may have in subject property.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANTS and binds herself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of August, 1993.

DONNA P. BENNING

T. R. BENNING

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 DONNA P. BENNING,* 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 instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 1993.

Notary Public

* and T.R. Benning

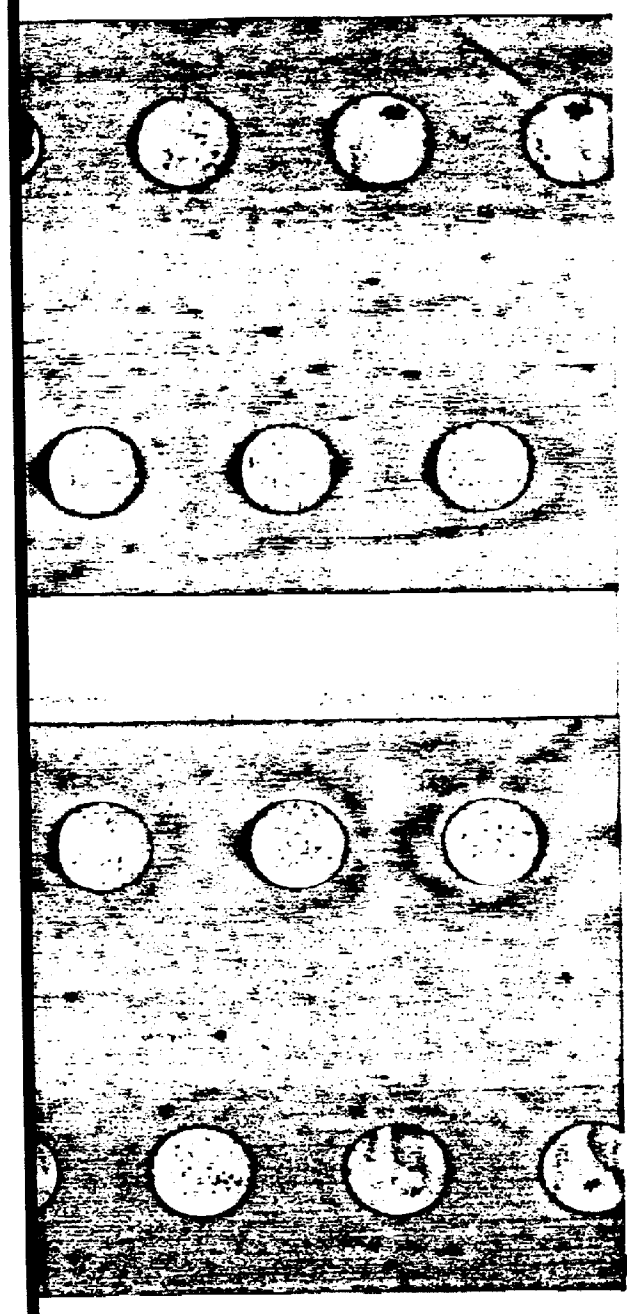
My Commission Expires: 5-23-94

58943
IDENTIF. ↑ REFERENCE

93 SEP -2 AM 10:35

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

157.37 XCHECK 0101 09/02/93 1074



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9068 PAGE 496

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 40130.00	
			CON TX 148.37	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 157.37	
			CHECK 157.37	
09/02/93	01		10:34 0001 1074	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58943
IDENTIF. ↑ REFERENCE

93 SEP -2 AM 10: 35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693550