WARRANTY DEED

BOOK 9093 PAGE 888

FOR and in consideration of the sum of Ten & 00/100 ($10.00) Dollars and other good and valuable considerations

BENEFICIAL TENNESSEE INC., GRANTOR

having an office located as 38028 Nolensville Road, Nashville, Tennessee

have bargained and sold, and by these presents do transfer and convey unto

STEVEN D. BIGGERS & KATHY L. BIGGERS, A MARRIED COUPLE, GRANTEES

herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Said Lot No. 6 fronts 50 feet on the northerly side of Shelby Avenue and extends back between parallel lines 153 feet to an alley.
>
> The Property is known as: 1509 Shelby Avenue, Nashville, TN 37206
>
> BEING the same premises conveyed to BENEFICIAL TENNESSEE INC. by Substitute Trustee's Deed recorded in Davidson County on June 4, 1993 in Book 8971, Page 755/56.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the siad GRANTEES, their heirs and assigns, forever. And we do convenant 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 convenant 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.

Whenever 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 and seal on behalf of BENEFICIAL TENNESSEE INC., this 21st day of July, 1993.

BENEFICIAL TENNESSEE INC.

J. L. Lewis, Secretary

By: E. A. Dawson, Vice President

STATE OF DELAWARE)
) ss.:
NEW CASTLE COUNTY)

CORPORATE ACKNOWLEDGEMENT

Before me, Jacquelyn B. Martin, a Notary Public of the State and County aforesaid, personally appeared E. A. Dawson and J. L. Lewis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the Vice President and Secretary respectively of BENEFICIAL TENNESSEE INC., the within named bargainor, a corporation, and that E. A. Dawson, Vice President and J. L. Lewis, Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by the said E. A. Dawson as Vice President and attesting the same by the said J. L. Lewis as Secretary.

WITNESS my hand and seal, in Wilmington, DE, this 21st day of July, 1993.

Jacquelyn B. Martin, Notary Public
of the State of Delaware

My Commission Expires:
September 19, 1944

This instrument was prepared by:
Elizabeth A. Dawson
400 Bellevue Pkwy.
Wilmington, DE 19809

POOR QUALITY ORIGINAL
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9093 PAGE 889

BENEFICIAL TENNESSEE INC.

I, D. J. Burke, do hereby certify that I am Assistant Secretary of Beneficial Tennessee Inc., a Delaware corporation, and that the following is a correct and complete extract from minutes of a meeting of the Board of Directors of said Corporation duly held on February 17, 1993, at which a quorum was present and acting throughout:

On motion duly made, seconded and carried, it was

RESOLVED, that the President, or any Vice President, or the Secretary, or the Treasurer, or any Assistant Secretary, or the Assistant Treasurer, be and they are each hereby authorized to sign and execute on behalf of this Corporation all Contracts, Leases, Notes, Checks, Drafts, Certifications, Affidavits, to release, cancel, satisfy or discharge Contracts, to convey title to real property and in connection therewith to execute, Corporate Grant Deeds, Warranty Deeds or Quit Claim Deeds or other instruments in writing which may become necessary, and all other instruments and agreements incidental to the operation of the business of this Corporation:

I HEREBY CERTIFY that the following are the duly elected officers of this Corporation referred to in the foregoing resolution:

President	W. B. Hinson
Vice President & Treasurer	E. A. Dawson
Vice President & Secretary	J. L. Lewis
Assistant Secretary	D. J. Burke

I FURTHER CERTIFY that the above resolution has not been amended or rescinded and is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 21st day of July, 19 93.

BENEFICIAL TENNESSEE INC. CORPORATE SEAL DELAWARE

D. J. Burke
Assistant Secretary

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)ss.

Subscribed and sworn before me this 21st day of July, 19 93.

Jacquelyn B. Martin
Notary Public

My Commission Expires: September 19, 1994

NOTARY PUBLIC STATE OF DELAWARE

STATE OF DELAWARE)
) ss.: INDIVIDUAL ACKNOWLEDGMENT
NEW CASTLE COUNTY)

I, Jacquelyn B. Martin, Notary Public of said County and State, certify that Elizabeth A. Dawson, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Ã600HWITNESS my hand and notarial seal, this 21st day of July, 1993.

Jacquelyn B. Martin

Jacquelyn B. Martin, Notary Public of
the State of Delaware
My Commission Expires: September 19, 1994

RECORDED this ..... day of ....., 19.., at .... o'clock ... M. in the Register of Deeds Office in and for County, TN, in Book ..... , at page ..... .

The Actual Consideration for this transfer or value of property (whichever is greater) is $34,000.00.
Send Tax Bills to 1509 Shelby Avenue, Nashville, TN 37206
Map & Parcel Number: 83-13-498

Brenda C. Dorris
AFFIANT

Witness my hand this 21st day of July, 1993.

Gina McClure
NOTARY PUBLIC

MY COMMISSION EXPIRES

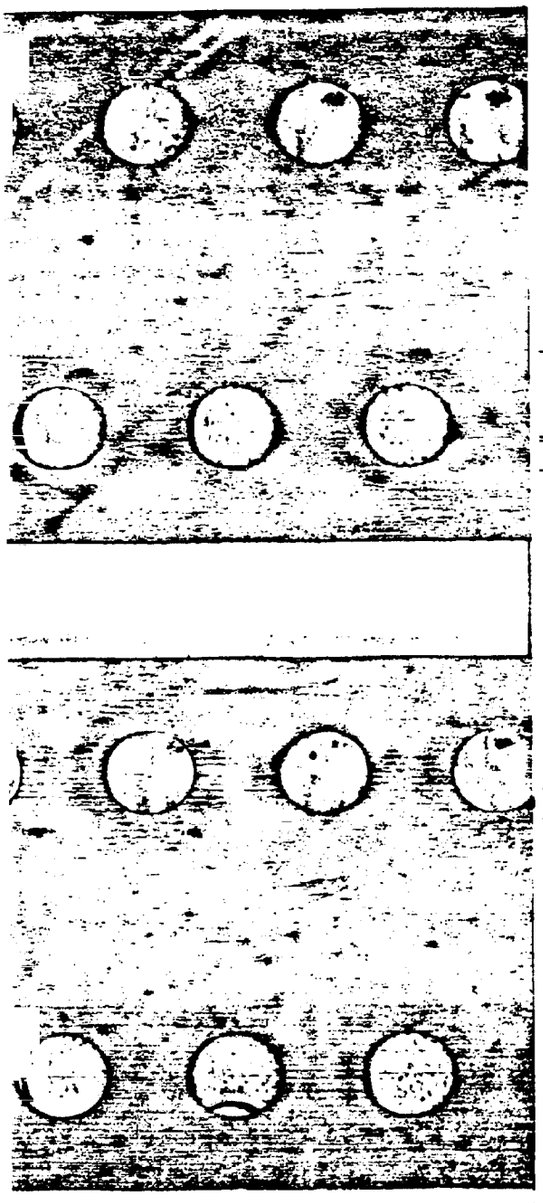
1-27-93

IDENTIF. ↑ REFERENCE

93 SEP 28 AM 10: 07

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN.

138.00 CKECK 0101 09/28 0296



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

RECEIVED OF _____

FOR _____

BOOK 9093 PAGE 891

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 34000.00
				CON TX 125.80
				PRFEE 1.00
				MTGFEE 12.00
				TOTAL 138.80
				CHECK 138.80
			09/28/93 01	10:09 0001 0296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67436
IDENTIF. & REFERENCE

93 SEP 28 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702661