This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9101 PAGE 491

ADDRESS NEW OWNER:
Richard D. Benson Jr. and Jennifer B. Benson
1216 Jackson Hill Road
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:

Map	86
Group	7
Parcel	116

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, I, **Linda Ruth Poole,** unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard D. Benson Jr. and wife, Jennifer B. Benson**, 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 Lot No. 77 on the Resubdivisiion of Lots 75, 76, 77, 112, 113, and 114, Jackson's Retreat, Phase 2, as of record in Book 6250, page 194, said Register's Office.
>
> Said Lot No. 77 fronts 64.0 feet on the northerly side of Jackson's Hill Road and runs back 144.28 feet on the easterly line and 156.86 feet on the westerly line to a line in the rear which measures 77.70 feet thereon.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Linda Ruth Poole, unmarried by deed from Randall Phillips Builders, Inc. , dated May 3, 1985, as of record in Book 6552, page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as 1216 Jackson Hill Road, Hermitage, TN 37076.

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

This conveyance is further made subject to certain restrictive covenants, conditions and limitations affecting the property herein conveyed, as evidenced by instruments of record in Book 6176, page 939 (restrictions); Book 5745, page 283 (Articles of Incorporation of the Homeowner's Association); and Book 5745, page 294 (By-Laws of the Homeowners Association) Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 194, said Register's Office, including but not limited to a 30 foot minimum building setback line from Jacksons Hill Road; a building envelope as depicted upon the Plat; an 8 foot side-yard setback line from each side lot line; a "Natural Area Easement" across the rear of the lot; and a 10 foot easement for public utilities and drainage along the rear line of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard D. Benson Jr. and wife, Jennifer B. Benson, their heirs and assigns, forever; and I, Linda Ruth Poole, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 30th day of September, 1993.

Linda Ruth Poole

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda Ruth Poole, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of September, 1993.

Patricia M. Dunn
NOTARY PUBLIC

My Commission Expires: February 3, 1997

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00.

Richard D Benson Jr
AFFIANT

Subscribed and sworn to before me
this 30th day of September, 1993.

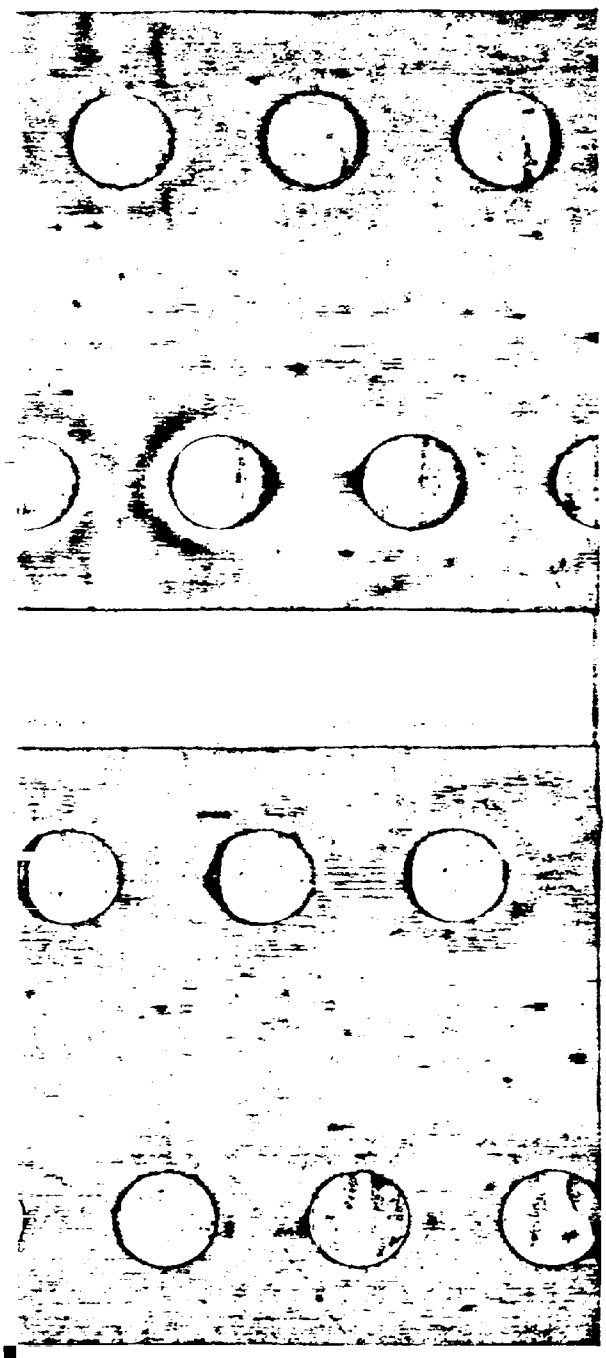
Patricia M. Sevin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE PATRICIA M. SEVIN

7038 10/04 0101 03CHECK 262.75

69626

93 OCT -4 AM 8:36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75
10/04/93 01 08:38 0001 7038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69626
IDENTIFICATION
93 OCT -4 AM 8:36
REGISTER
DAVIDSON COUNTY, TN

No. 704950