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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 11/20/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Clinard (NAME)	Mortgage Resources Inc. (NAME)	11D 78270
816 Berwick Trail (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	52-6-37
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alice Fay Everett Benson Weaver, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Clinard and wife, Carrie Victoria Clinard

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. 6 on the Plan of Candace Heights Subdivision, as of record in Book 2330, page 78, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edwin W. Benson, Jr. and wife, Alice Fay Benson, by deed from Maddux Construction Company, Inc., a Tennessee corporation, of record in Book 4669, page 246, Register's Office for Davidson County, Tennessee. The said Edwin W. Benson, Jr. and wife, Alice Fay Benson having divorced, and pursuant to Final Decree in the Third Circuit Court of Davidson County, Tennessee, recorded in Book 5375, page 891, Register's Office for said County, subject property was divested out of Edwin Welburn Benson, Jr., being one and the same person as Edwin W. Benson, Jr., and vested in Alice Fay Everett Benson, being one and the same person as Alice Fay Benson.

The said Alice Fay Everett Benson having since married, now being Alice Fay Everett Benson Weaver.
John Weaver, III joins in this conveyance for the purpose of relinquishing all marital rights he may have in subject property now or in the future.

06527

IDENTIFICATION REFERENCE

94 JAN 11 AM 10:36

8482 01/11 0101 03CHECK 560.30

This is improved (X) unimproved ( ) property, known as 816 Berwick Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of January 19 94

Alice Fay Everett Benson Weaver

Alice Fay Everett Benson Weaver

John Weaver III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Fay Everett Benson Weaver and husband, John Weaver III

the bargainor , 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 at Goodlettsville Tennessee, this 7th day of January 19 94 .

Commission expires 2/16/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

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
149000.00
CDN TX 551.30
PRFEE 1.00
WDEED 8.00
TOTAL 560.30
CHECK 560.30

01/11/94 01 10:36 0001 8482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06527
IDENTIF. & REFERENCE

94 JAN 11 AM 10:36
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TENN.

No. 744486