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This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

FILE BOX 57

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$93,000.00.**

Albert G Benneyworth
Affiant

Subscribed and sworn to before me this 24th day of January, 1994.

Notary Public

My commission expires:

My Commission Expires NOV. 20, 1996

94 JAN 24 PM 3:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 10381

WARRANTY DEED

Address New Owner:	**Send tax bills to:**	**Map & Parcel No.**
Albert G. Benneyworth 917 Eighth Av. S. Nashville, TN 37203	**NEW OWNER**	**Map 143-02-0C** **Parcel 50**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark A. DeMaio and wife, Nancy M. DeMaio,** (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **Albert G. Benneyworth** (the "Grantee"), its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Book 5200, page 764, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. DeMaio by deed from Morris Eshaghpour Contracting Corporation, of record in Book 7276, page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 1994, not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Subdivision, of record in Book 6280, page 478, Register's Office for Davidson County, Tennessee.

3. By-Laws of Harpeth Knoll Homeowner's Association, of record in Book 6280, page 486, Register's Office for Davidson county, Tennessee.

4. All matters showing on the plan of record in book 5200, page 764, said Register's Office.

5. Easement for Sanitary Sewer and/or storm drainage grated Metropolitan Government of Nashville and Davidson County by instrument of record in Book 6380, page 201, Register's Office for Davidson County, Tennessee.

6. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in book 7465, page 719, 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 Grantee, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it 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 set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the execution of Grantor this the 24th day of January, 1994.

Mark A. DeMaio

Nancy M. DeMaio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mark A. DeMaio and wife, Nancy M. DeMaio**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 24th day of January, 1994.

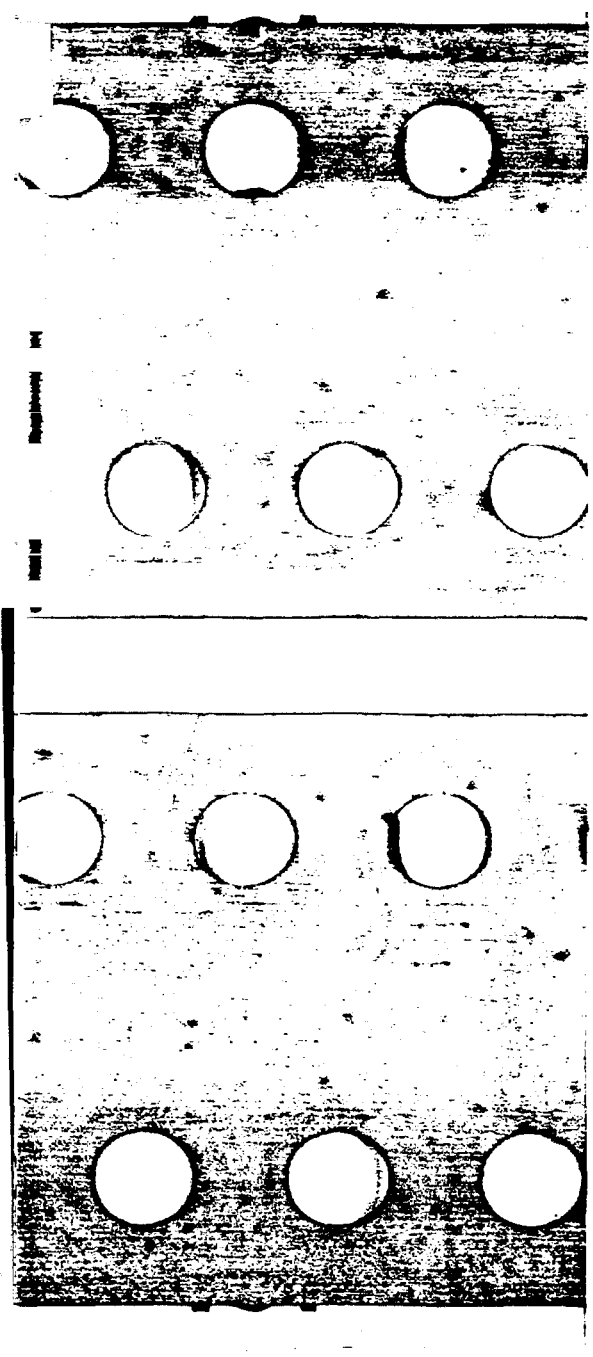
THOMAS C. SCOTT
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

Notary Public

My Commission expires:

My Commission Expires NOV. 20, 1996

2682 01/24 0101 03CHECK 357.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9228 PAGE 57

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	93000.00
			CON TX	344.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	357.10
			CHECK	357.10

01/24/94 01 15:05 0001 2682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10381
IDENTIF. ↑ REFERENCE

94 JAN 24 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748636