BOOK 9259 PAGE 826 Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 25th day of February 19 94

My Commission expires: 11/20/96
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: HERMAN F. BENJAMIN	SEND TAX BILLS TO: SAME
(Name) 1815 UNDERWOOD	(Name)
(Street Address) NASHVILLE TN 37208	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 81-15-145	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Debra G. Epheriam, Andrew J. Valentine, Jr., Marquinta R. Valentine and Beverley E. Valentine

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Herman F. Benjamin, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of J.M., T.J., and G.W. Harding's Addition to Nashville, as of Record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the southerly side of Underwood, formerly Passaic Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew J. Valentine, by Deed from Fred Valentine, of record in Book 5537, page 169, the said Andrew J. Valentine having since died survived by Debra G. Epheriam, Andrew J. Valentine, Jr. and Marquinta R. Valentine as his only heirs-at-law, Register's Office for Davidson County, Tennessee.

21384 IDENTIFICATION REFERENCE

94 FEB 28 AM 8:10

THIS IS IMPROVED PROPERTY KNOWN AS 1815 Underwood, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 hand this 25th day of February 19 94

Debra G. Epheriam
DEBRA G. EPHERIAM

Andrew J. Valentine Jr.
ANDREW J. VALENTINE, JR.

Beverley E. Valentine
BEVERLEY E. VALENTINE

Marquinta R. Valentine
MARQUINTA R. VALENTINE

State of Tennessee
County of Davidson

BOOK 9259 PAGE 827

On this ____ day of February, 19 94, before me personally appeared Debra G. Epheriam, Andrew J. Valentine, Jr., and Marquinta R. Valentine * to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

*Beverley E. Valentine

11/20/96

Notary Public

State of Tennessee
County of ____

On this ____ day of ____, 19____, before me personally appeared ____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be ____ free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of ____

On this ____ day of ____, 19____, before me personally appeared ____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of ____ and acknowledged that ____ executed the same as the free act and deed of ____.

Witness my hand and official seal.
My commission expires:

Notary Public

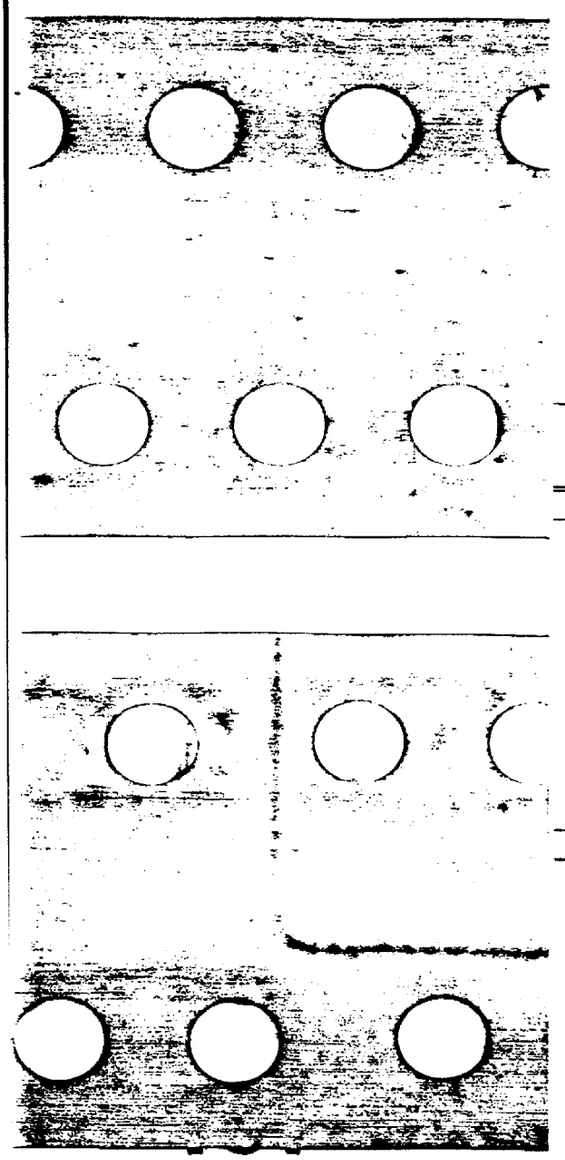
State of Tennessee
County of ____

Before me, ____ personally appeared ____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged ____ to be president (or other officer authorized to execute the instrument) of the ____, the within named bargainor, a corporation, and that ____ as such ____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____ as ____.

Witness my hand and official seal.
My commission expires:

Notary Public

95L0 02/28/1995 101 03CHECK 101.50



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

RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 828

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 23000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			02/28/94 01	08:11 0001 9510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21384
IDENTIF. / REFERENCE

94 FEB 28 AM 8:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 760385