BOOK 9326 PAGE 551

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00

Billy W. Spain
Affiant

Sworn to and subscribed before me this 25 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-97

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 APR 29 AM 8:23
REGISTER
DAVIDSON CO. TENN.

44026
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:

Billy W. Spain, et ux
323 Westchester Drive
Madison, TN 37115

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 51-2
Parcel 52

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, James H. Benson, and wife, Judy L. Benson, hereinafter called Grantors, have bargained and sold, and by these presents, transfer and convey unto Billy W. Spain and wife, Shelby J. Spain, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Holiday Hills, Section II, as of record in Book 3700, page 19, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 31 fronts 200.34 feet on the easterly side of Westchester Drive and extends back 212 feet on the northerly line and 235.20 feet on the southerly line, to a dead line, measuring 177.33 feet thereon.
>
> Being the same property conveyed to James H. Benson and wife, Judy L. Benson, by deed from James H. Benson and wife, Judy L. Benson and Mid American Properties, Inc., of record in Book 7945, page 731, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 304 Westchester Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 28 day of April, 1994.

James H. Benson
JAMES H. BENSON

Judy L. Benson
JUDY L. BENSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

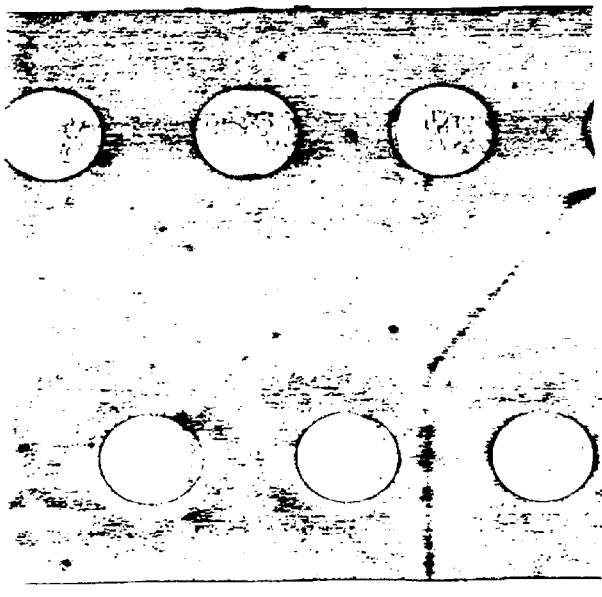
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Benson and wife, Judy L. Benson, the bargainors, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

9463 04/29 0101 03CHECK 360.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

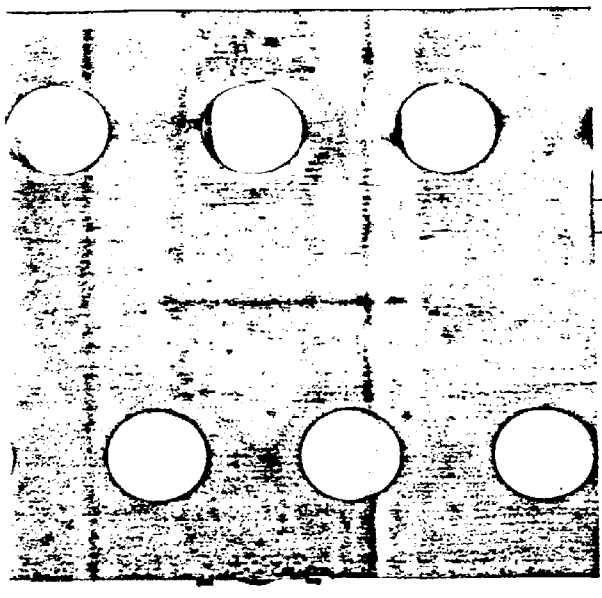
RECEIVED OF _____

FOR _____

BOOK 9326 PAGE 553

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

04/29/94 01 08:25 0001 9483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44026
IDENTIF. & REFERENCE

94 APR 29 AM 8:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 784594