File 12496 File Box 38 (First Title)

Bov 508 55

WARRANTY DEED

BOOK 9327 PAGE 988

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. TALBOT BENTON, III	UNION PLANTERS NATIONAL BANK	Map 103-10
(NAME)	(NAME)	
5604 Vine Ridge Drive	401 Union Street	Parcel 29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	F.B. 8DA57795
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FRED DOW, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. TALBOT BENTON, III AND WIFE, REBECCA W. BENTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 28 on the Plan of Section Two of Brookside Courts Addition No. 4, as of record in Plat Book 1835, page 114, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Fred Dow, unmarried by deed from Patrick G. Quinn and wife, Joan M. Quinn of record in Book 8137, page 849, said Register's Office. The said Fred Dow having since married.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 114, said Register's Office.

Lucy C. Dow, spouse of Fred Dow, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Fred Dow.

44522

IDENTIFICATION REFERENCE

94 APR 29 PM 2:46

REGISTER
DAVIDSON COUNTY, TN.

0012 04/29 0101 03CHECK 373.45

unimproved ( )
This is improved (XX) property, known as 5604 Vine Ridge Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28 th day of April, 19 94

Fred Dow
FRED DOW

Lucy C Dow
LUCY C. DOW

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9327 PAGE 939

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

FRED DOW and wife, LUCY MO DOW

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of April, 19 94.

My commission expires Nov. 20, 1996 Notary Public _____

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 94.

MY COMMISSION EXPIRES: Nov. 20, 1996 _____
Notary Public

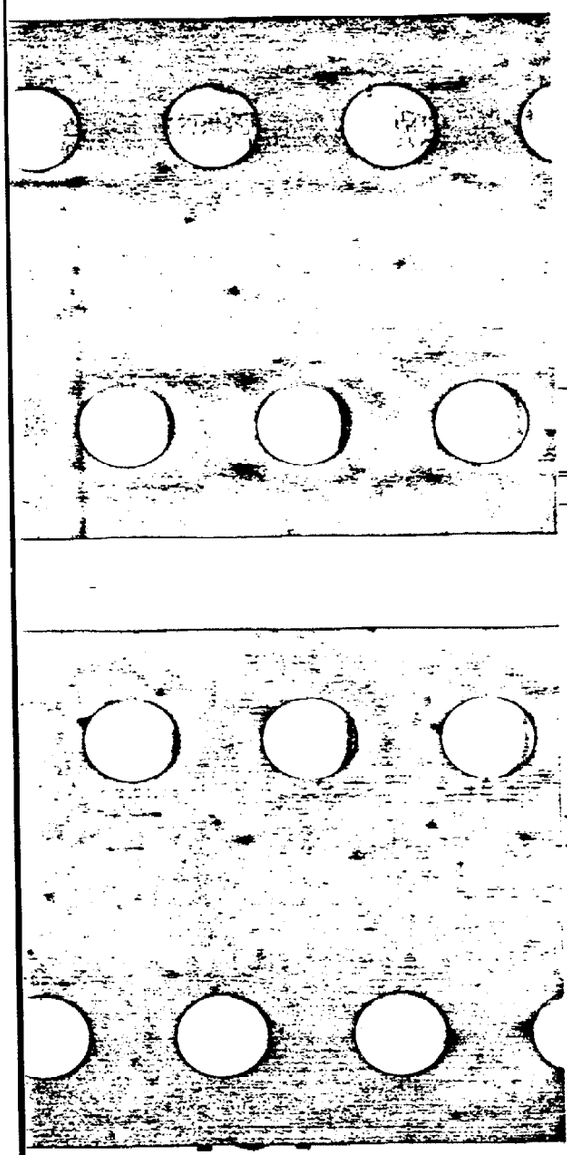
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN (AFFIX SEAL)

WARRANTY DEED

FROM FRED DOW

TO R. TALBOT BENTON, III AND WIFE, REBECCA W. BENTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9327 PAGE 990

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 98500.00
				CON TX 364.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 373.45
				CHECK 373.45
			04/29/94 01	14:47 0001 0012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44522
IDENTIFICATION REFERENCE

94 APR 29 PM 2:46

REGISTER
DAVIDSON COUNTY, TN.

No. 785116