Box 50-B

BOOK 9448 PAGE 849

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $795,000.00.

Joan R. Benton
AFFIANT

Subscribed and sworn to before me, this 26th day of August, 1994.

Notary Public

My Commission Expires: 7-7-96

MOOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

85616

RECEIVED FOR RECORD AUG 29 PM 12:00

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:
M. Rush Benton and wife,
Joan R. Benton
609 Enquirer Avenue
Nashville, TN 37205

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 100100
Atlanta, GA 30348

Map-Parcel Number:
Map 130-02-104
BM 07384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY LEE COPP CANALE, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **M. RUSH BENTON AND WIFE, JOAN R. BENTON**, hereinafter called the

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

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 75 feet of Lot No. 2 on the Plan of the Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Book 421, page 116, Register's Office for said County, described according to a copy of a survey made February 19, 1935, by John Wilkes, Civil Engineer, as follows:

Beginning on the westerly margin of Enquirer Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 278 feet on the common corner of Lots Nos. 3, 4 and 10 and 11; thence with the line between Lots Nos. 3 and 11 and Lots Nos. 2 and 12, southwardly 179.4 feet to the northwest corner of the property conveyed to Nashville Trust Company, Trustee, by deed from James A. Howell and wife, of record in Book 587, page 532, Register's Office for said County; thence with the northerly line of the last mentioned property, eastwardly 315 feet to the westerly margin of Enquirer Avenue; thence with same northwardly 175 feet to the beginning.

Being the same property conveyed to Daniel D. Canale, Jr., and wife, Mary Lee Canale by deed from William F. Walker and wife, Mary C. Walker, of record in Book 5456, page 766, Register's Office for said County. By quitclaim deed of record in Book 8299, page 953, Register's Office for said County, Daniel D. Canale, Jr., conveyed all right, title and interest in subject property to Mary Lee Copp Canale.

This conveyance is made subject to 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 609 Enquirer Avenue, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person 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 our hands this 26th day of August, 1994.

Mary Lee Copp Canale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

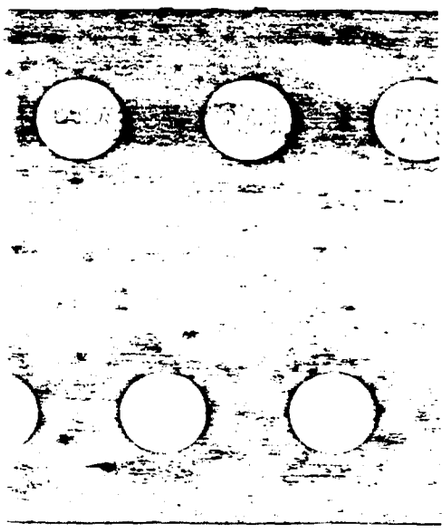
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY LEE COPP CANALE, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 1994.

June E. Atkinson
Notary Public

My Commission Expires: 07/27/96

2934.50 TAX 0.01 10:30 08/26/94 DEDHAM



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

RECEIVED OF _____

FOR _____

BOOK 9448 PAGE 852

CC - 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
795000.00
CON TX 2941.50
PRFEE 1.00
MTEED 12.00
~~TOTAL 2954.50~~
~~CHECK 2954.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/94 01 11:59 0001 2751

94 AUG 29 PM 12:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

85616
IDENTIF. & REFERENCE

No. 829150