BOOK 9636 PG 828

STATE OF TENNESSEE 4042-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $120,470.00

Jacqueline D. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 95.

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline D. Smith	Signature Mortgage Company	150-4-68
(NAME)	(NAME)	
3544 Shakertown Road	2002 Richard Jones Road, #B-204	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Nashville, TN 37215	
(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, WE, Charles E. Benson, Jr. and wife, Stephanie M. Benson

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacqueline D. Smith married Tommie Hipsher, and husband Henry H. Hipsher

hereinafter called the Grantees, their 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. 303 on the Plan of The Country, Section 7-B, of record in Plat Book 6250, page 505, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Charles E. Benson, Jr. and wife, Stephanie M. Benson by deed from Randall Vernon and wife, Kim B. Vernon, filed of record in Book 8151, page 660, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Conley J. Smith, Jr., spouse of Jacqueline D. Smith, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 3544 Shakertown Road, Antioch, TN 37013

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 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 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 our hands this 31st day of March, 19 95.

Charles E. Benson, Jr.

Stephanie M. Benson
Stephanie M. Benson

4042-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Charles E. Benson, Jr. and wife, Stephanie M. Benson the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of March, 19 95.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

7403 04/04 0101 03CHECK 454.85

98395

IDENTIFICATION REFERENCE



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

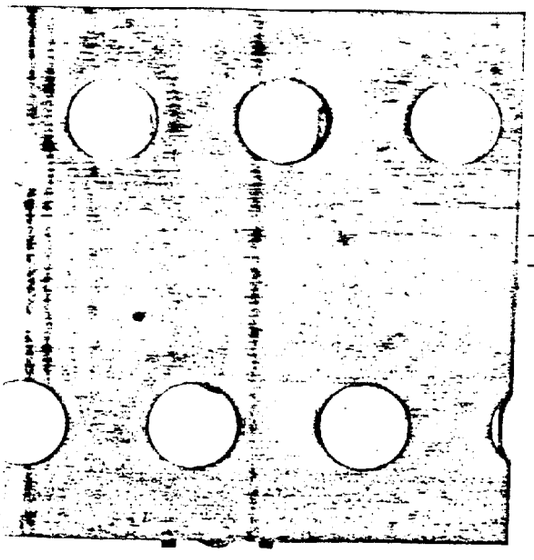
RECEIVED OF _____

FOR _____

BOOK 9636 PG 830

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	120470.00
CON TX	445.35
PRFEE	1.00
ADEED	8.00
TOTAL	454.35
CHECK	454.35

04/04/95 01 14:22 0001 7403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48395
IDENTIFICATION REFERENCE

95 APR -4 PM 2:23

DAVIDSON COUNTY TN

No. 896929