BOOK 9748 PG 730

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CAROLE R. BENE', UNMARRIED	GUARANTY TRUST COMPANY	11D 27360
(NAME) 104 DINWIDDIE COURT	(NAME) 726 SOUTH CHURCH STREET	34-14-37
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS) MURFREESBORO, TN 37130	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

DWIGHT L. MILLER AND WIFE, VICKI H. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROLE R. BENE', UNMARRIED

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. 71 ON THE PLAN OF STANLEY HEIGHTS, OF RECORD IN PLAT BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DWIGHT L. MILLER AND WIFE, VICKI H. MILLER BY DEED OF RECORD IN BOOK 6242, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

7603 08/02 0101 03CHECK 222.12

IDENTIF. ↑ REFERENCE 0095017

95 AUG -2 AM 9:55
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

This is improved X unimproved property, known as 104 DINWIDDIE COURT , MADISON , TN , 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 28th day of July , 19 95

DWIGHT L. MILLER: Dwight L. Miller

VICKI H. MILLER: Vicki H. Miller

STATE OF TENNESSEE
County of SUMNER

BOOK 9748 PG 731

Personally appeared before me,

DWIGHT L. MILLER AND WIFE, VICKI H. MILLER

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

Witness my hand, at office, this 28th day of July , 19 95

Commission expires October 7, 1998

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

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

Commission expires

Notary Public

WARRANTY DEED

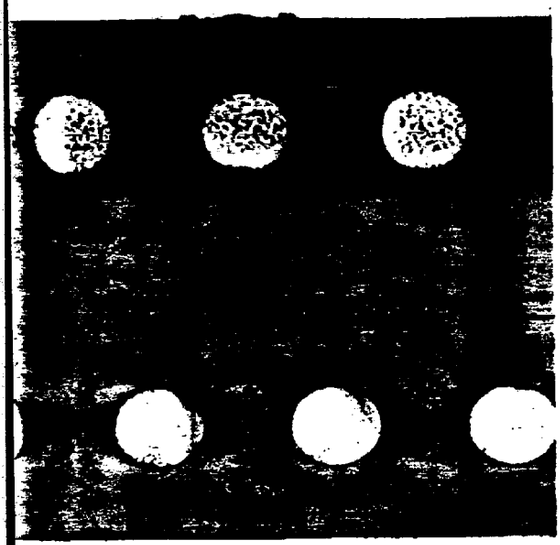
FROM

DWIGHT L. MILLER, ET UX

TO

CAROLE R. BENE'

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077



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

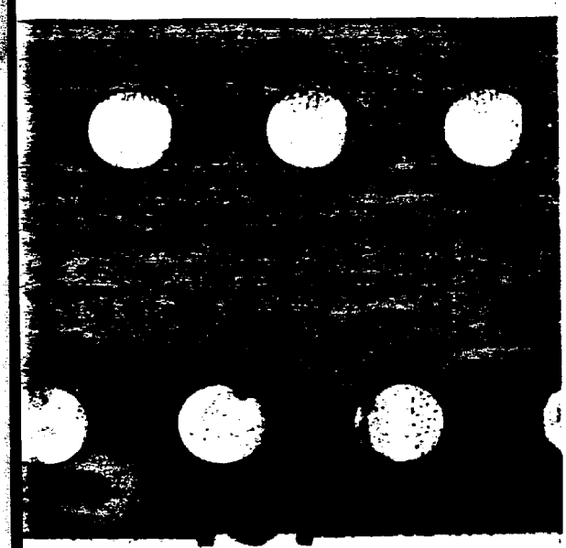
RECEIVED OF _____

FOR _____

BOOK 9748 PG 732

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 57650.00
CON TX 213.12
PRFEE 1.00
MDEED 8.00
TOTAL 222.12
CHECK 222.12

08/02/95 01 09:58 0001 7603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085017
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936637