Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James H. Benson and Judy L. Benson 324 Westchester Drive Madison, TN 37115	51.08 Par. 180	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, H. G. Hill Realty Company, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to James H. Benson and wife, Judy L. Benson (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4073, page 580, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of Resubdivision of Part of Lots 5 and 6, Charles U. Coggins & Sons First Addition to Montague, of record in Book 4060, page 56, Register's Office for Davidson County, Tennessee.
4. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad.

This is improved property, located on Due West, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

James H. Benson
Affiant

Subscribed and sworn to before me this 15th day of November, 1995.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

LORETTA B. LANE NOTARY PUBLIC

0317539.01
039560-024 11/15/95

assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of November, 1995.

H. G. HILL REALTY COMPANY, a
Tennessee corporation

By: John B. Hardcastle

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Loretta B. Kane, Notary Public, John B. Hardcastle, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of H. G. Hill Realty Company, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 15th day of November, 1995.

Loretta B. Kane
Notary Public

My Commission Expires: 5/23/98

0317539.01
039560-024 11/15/95

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Parts of Lots 5 and 6 Charles U. Coggins & Sons First Addition to Montague of record in Book 4060, page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

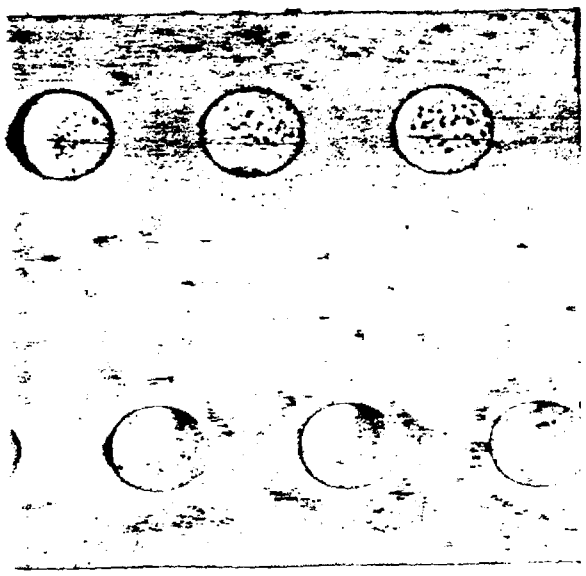
Being part of the same property conveyed to H. G. Hill Realty Company by deed of record in Book 4147, page 983, Register's Office for Davidson County, Tennessee.

3776 11/15 0101 03CHECK 1863.00

0123336
IDENTIFICATION REFERENCE

95 NOV 15 AM 11:50
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0317539.01
039560-024 11/15/95



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

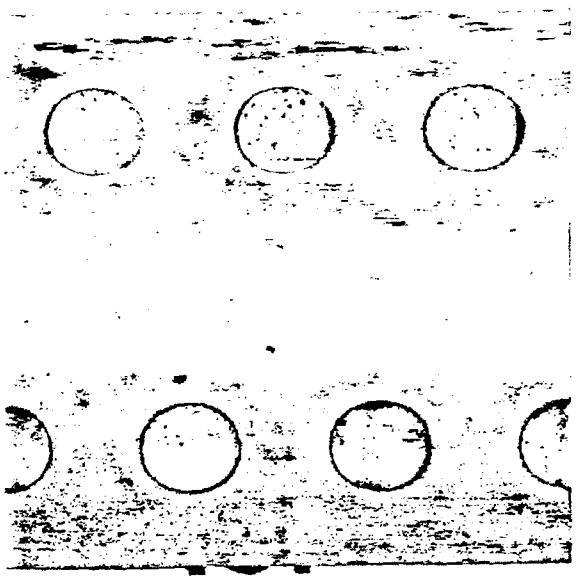
RECEIVED OF _____

FOR _____

BOOK 9860 PG 722

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	
	500000.00
CON TX	1850.00
PRFEE	1.00
WDEED	12.00
TOTAL	1863.00
CHECK	1863.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123336
IDENTIF. # REFERENCE

95 NOV 15 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977335