DEC 28 '95 12:05PM CHICAGO TITLE/TICOR 0136599 P.13/14

IDENTIF. & REFERENCE Box 35 00278086

95 DEC 29 PM 3:50

DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
315 Deaderick Street,
Nashville, TN 37238

BOOK 9904 PG 66

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James H. Benson	324 Westchester Drive	51-8-32
324 Westchester Drive	Madison, Tn.	51-11-100 (part of)
Madison, Tn. 37115	37115	

STATE OF CALIFORNIA)
COUNTY OF Los ANGELES)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Douglas B Kays
Affiant

Subscribed and sworn to before me, this the 28th day of December, 1995.

Cindy Sharp
Notary Public

My Commission Expires: 3/9/96

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Grantees and other good and sufficiency of which are hereby acknowledged, Douglas B. Kays, have this day bargained and sold, and does hereby transfer and convey unto the said James H. Benson and wife, Judy L. Benson, the Grantees herein, their successors,

CINDY SHARP
COMM. # 956808
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires MAR 9, 1996

heirs and assigns, certain real estate in Davidson County, Tennessee, being described as follows:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property, known as Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns, forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the matters set forth in Exhibit "B" herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to the following restrictive covenant:

> Grantee shall not construct nor permit to be constructed any structure taller than a single story building on any portion of the land, except for the northwest corner of the land, fronting on Due West Avenue and located west of and adjacent to Lot No. 1 of the land.

The foregoing restrictive covenant shall remain in full force and effect, and shall run with the title to the land conveyed.

The Grantor does hereby reserve the unrestricted rights to relocate driveways and curb cuts on Grantor's remaining land lying adjacent to and south of a portion of the mutual, non-exclusive ingress and egress easement granted to Grantor by Grantee of even date herewith.

Whenever 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 28th day of December, 1995.

Douglas B. Kays

Douglas B. Kays

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas B. Kays, the within named bargainor, with whom I am personally acquained, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles, California, this 28th day of December, 1995.

Cindy Sharp

Notary Public

My Commission Expires: 3/9/96

CINDY SHARP
COMM. # 956808
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires MAR 9, 1996

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Resubdivision of Lots 3 and 4 and parts of Lot 2 and Lot 5 on the Map of Charles U. Coggins and Sons First Addition to Montague as of record in Book 547, page 75, Register's Office for Davidson County, Tennessee, of record in Book 9700, page 82, Register's Office for Davidson County, Tennessee.

Lot 1: Beginning at an iron rod in the Southerly right-of-way margin of Due West Avenue, as widened, said point being the Westerly end of the return at the Southwesterly corner of Due West Avenue and Gallatin Road; thence with the chord of a curve to the right having a central angle of 111 degrees 56' 58", a radius of 44.00 feet and a length of 85.97 feet, South 28 degrees 54' 31" East 72.93 feet to an iron rod in said right-of-way with the chord of a curve to the left having a radius of 17,220.00 feet and a length of 143.18 feet South 26 degrees 49' 44" West 143.18 feet to an iron rod; thence leaving said right-of-way North 64 degrees 06' 17" West 150.00 feet to a point; thence North 25 degrees 53' 43" East 150.00 feet to an iron rod located in the Southerly right-of-way margin of Due West Avenue; thence with said right-of-way South 84 degrees 53' 00" East 99.19 feet to the point of beginning, said tract containing 0.60 acres, more or less.

Lot 2: Beginning at an iron rod in the Southerly right-of-way margin of Due West Avenue, as widened, said rod being in the Northeast corner of the H.G. Hill Realty Co. tract as of record in Book 4060, page 56, Register's Office for Davidson County, Tennessee; thence with said right-of-way South 84 degrees 53' 00" East 140.26 feet to an iron rod; thence leaving said right-of-way South 25 degrees 53' 43" West 150.00 feet to an iron rod; thence South 64 degrees 06' 17" East 150.00 feet to a point in the Westerly right-of-way margin of Gallatin Road; thence with the chord of a curve to the left having a radius of 17220.00 feet and a length of 208.70 feet South 26 degrees 14' 27" West 208.70 feet to an iron rod; thence South 25 degrees 53' 43" West 61.16 feet to an iron rod; thence leaving said right-of-way North 64 degrees 06' 17" West 279.88 feet to an iron rod; thence North 25 degrees 53' 43" East 370.10 feet to the point of beginning, containing 2.11 acres, more or less.

TRACT TWO:

A tract of land on the South side of Due West Avenue in Davidson County, Tennessee, being part of Lot 6 on the Map of Charles U. Coggins and Sons First Addition to Montague as of record in Book

547, page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a railroad spike in the Southwest corner of the Charles U. Coggins and Sons First Addition to Montague Resubdivision of Lots 5 and 6 as of record in Book 4060, page 56, said Register's Office; thence North 64 degrees 06' 17" West 30.09 feet to an iron rod in the Easterly right-of-way margin of the CSX Railroad; thence with said right-of-way North 21 degrees 42' 25" East 199.68 feet to an iron rod in the South right-of-way margin of Due West Avenue; thence with said right-of-way South 84 degrees 53' 00" East 45.93 feet to an iron rod; thence South 25 degrees 53' 43" West 191.80 feet to a railroad spike; thence South 21 degrees 42' 25" West 23.70 feet to the point of beginning, said tract containing 7470 square feet (0.17+/- acres) more or less.

Being of portion of the property conveyed to Douglas B. Kays, by deed of record in Book 8738, page 727, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Taxes for 1995 and all subsequent years.

Subject to all matters shown on the Plan of record in Book 9700, page 82, Register's Office for Davidson County, Tennessee.

Easement of record in Book ____, page ____, in said Register's Office.

Restrictive Covenants contained in deed of record in Book ____, page ____, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

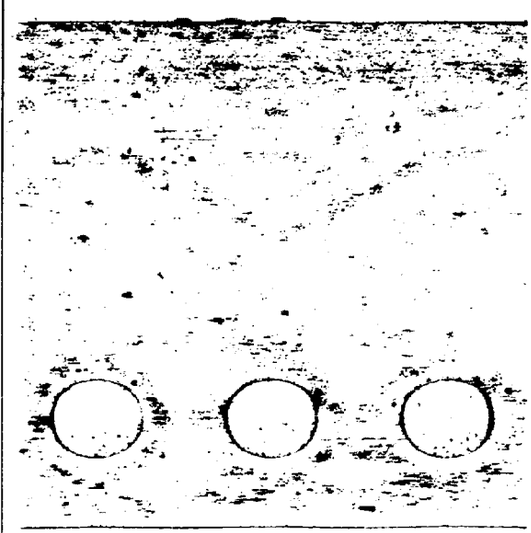
Electric easement of record in Book 4166, page 239, in said Register's Office.

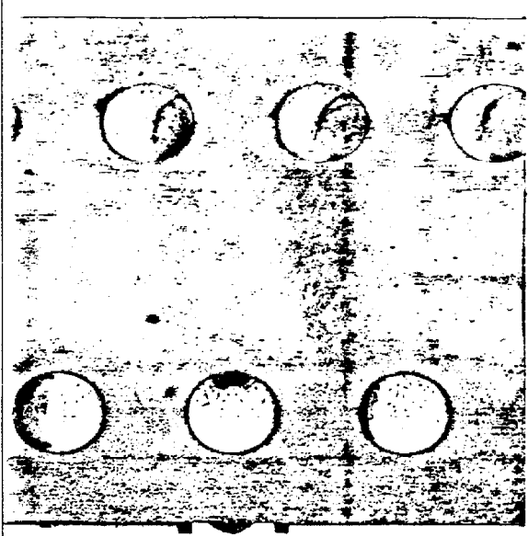
Sanitary sewer and/or storm drainage easement of record in Book 3508, page 118, in said Register's Office.

Lease Agreement by and between Sears, Roebuck & Co. and Third National Bank of Nashville, of record in Book 5156, page 259, in said Register's Office.

Title to that portion of the premises, if any, embraced within the charter right of way of CSX Railroad.

3213 12/29 0101 03CHECK 1967.50





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

RECEIVED OF _____

FOR _____

BOOK 9904 PG 72

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 525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 24.00
TOTAL 1967.50
CHECK 1967.50

12/29/95 01 15:50 0001 3213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136599
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 3:5

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 991592