BOOK 9950PG534

Box 12

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $320,000.00 **AFFIANT** Subscribed and sworn to before me, this 13th day of February, 1996. Notary Public My Commission Expires: 1/5/97

Address New Owners As Follows: Crayton Robert Benson, III and wife, Tina Nichols Benson, 109 Postwood Place, Nashville, TN 37205

Send Tax Bills To: SAME

Map-Parcel Number: 103-15A-009 CO

0709 02/16 0101 03C-ECK 1193.00

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, **DR. JOSEPH L. MULHERIN, JR., a single person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CRAYTON ROBERT BENSON, III, AND WIFE, TINA NICHOLS BENSON,** 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. 9 on the revised plan of Postwood, of record in Book 5200, page 104, Register's Office for said County.

Said Lot No. 9 fronts 60.00 feet on the easterly margin of Postwood Place and extends back 96.32 feet on the northerly line and 95.29 feet on the southerly line to a dead line in the rear, measuring 60.01 feet thereon.

Being the same property conveyed to Dr. Joseph L. Mulherin, Jr., a single person, by deed from William M. Hamilton and spouse, Patricia F. Hamilton of record in Book 8233, page 94, Register's Office for Davidson County, Tennessee.

1. 1996 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.

2. Matters shown on the Plan of record in Book 5200, page 104, Register's Office for said County.

3. Covenants, conditions and restrictions of record in Book 5116, page 225; Book 5635, page 706; Book 5794, page 67; Book 5910, page 322 and Book 8240, page 746, Register's Office for said County.

This is improved property known as 109 Postwood Place, Nashville, Tennessee 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 he covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his 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 15th day of February, 1996.

Dr. Joseph L. Mulherin, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DR. JOSEPH L. MULHERIN, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

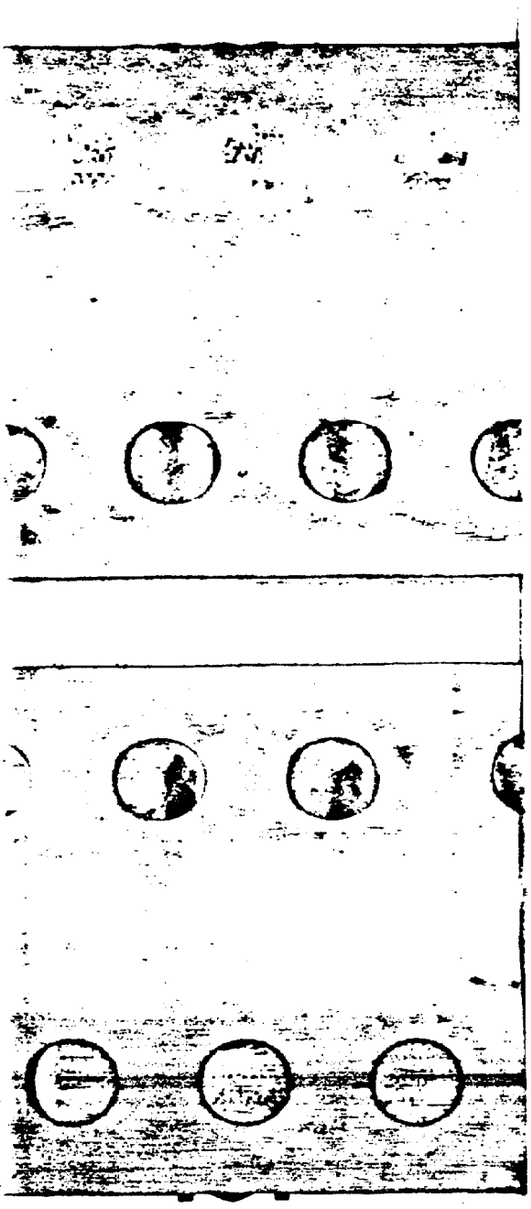
WITNESS my hand, at office, this 15th day of February, 1996.

Notary Public

My Commission Expires: 11/27/99

0151255
IDENTIFICATION REFERENCE

96 FEB 16 PM 2:13
FILED/RECORDED
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 536

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
320000.00
CON TX 1134.00
PRFEE 1.00
WDEED 8.00
TOTAL 1193.00
CHECK 1193.00

02/16/96 01 14:13 0001 8909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151255
IDENTIF. # REFERENCE

96 FEB 16 PM 2:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1007092