BOOK 10106 PG 46

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John Benza, Jr. 3678 Bear Hollow Road Whites Creek, TN 37189	Mortgage Resources Inc. 404 BNA Drive, #400 Nashville, TN 37217	Map 030-000 Parcel 209.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Mark David Branstetter and wife, Jacqueline Knight Branstetter (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto John Benza, Jr., married (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being lot number 1 on the Plat of subdivision of a portion of the Bud Stedman, etal, property recorded in Book 6200, Page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being same property conveyed to Mark David Branstetter and wife, Jacqueline Knight Branstetter by Cash Deed from Secretary of Housing and Urban Development of record in Book 8688, page 676, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3678 Bear Hollow Road, Whites Creek, TN 37189.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $94,900.00.

John Benza, Jr.
Affiant

Subscribed and sworn to before me this 28th day of June, 1996.

Notary Public

My Commission Expires 1-22-97

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of June, 1996.

Mark David Branstetter **Jacqueline Knight Branstetter**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark David Branstetter and wife, Jacqueline Knight Branstetter,** the bargainors 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 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-97

0198869

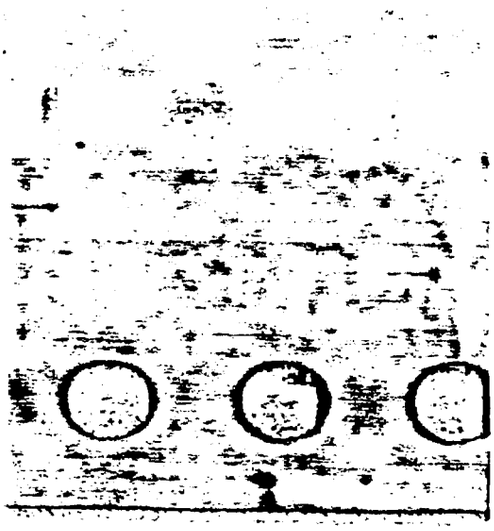
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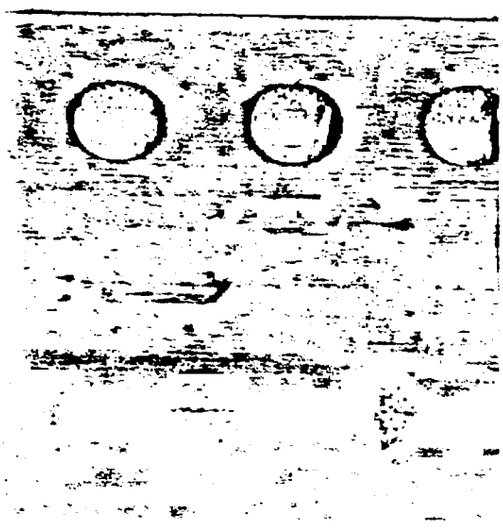
95 JUL -1 PM 3:29

REGISTER
DAVIDSON CO., TN.

3099 07/01 0101 03CHECK 360-13

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





RECEIVED OF _____

FOR _____

BOOK 10106 PG 48

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 94900.00
				CON TX 351.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.13
				CHECK 360.13
07/01/96	01			15:32 0001 0099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198869 IDENTIF. # REFERENCE

96 JUL -1 PM 3:2[illegible] RECEIVED
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

No. 1057838