 Box 39-A

This Instrument Prepared by RANKIN P. BENNETT
107 South Washington Avenue, Cookeville, Tennessee, 38501

WARRANTY DEED

OWNER:		SEND TAX BILLS TO:	
Name	Ms. Cyrilla Artis	Name	Ms. Cyrilla Artis
Address	521 South 11th St. Nashville, TN 37206	Address	521 South 11th St. Nashville, TN 37206

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

WE, **GROVER N. BENNETT, SR. and RANKIN P. BENNETT**, as equal tenants in common,

have this day bargained and sold, and do hereby transfer and convey unto **CYRILLA ARTIS**, her heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Payne, Blakemore & Cummings' Addition, as of record in Book 57, page 70, Register's Office for said County and the north 25 feet of Eastside Avenue which was closed by Metropolitan Ordinance No. 62-279, of record in Book 3677, page 5, said Register's Office, said 25 feet lying south of and adjacent to Lot No. 12.

Said Lot No. 12 and part of Eastside Avenue closed fronts 75 feet on the easterly side of South Eleventh Street and runs back between parallel lines 161 feet to an alley.

1996 property taxes are to be prorated to the date of the deed.

Tax Map 094-01-0 PAR 017.00

The above legal description is the same as in the previous deed of record and comes from that deed.

Being the same property conveyed to Grover N. Bennett, Sr. and Rankin P. Bennett, as equal tenants in common, by deed from Thomas David Stout and wife, Marie Bennett Stout, of record in Book 9094 page 677 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said grantees, their 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 as may be noted above.

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

Witness our hands, this 12th day of July, 1996.

GROVER N. BENNETT, SR.

RANKIN P. BENNETT

STATE OF TENNESSEE

COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, Grover N. Bennett, Sr. and Rankin P. Bennett, the within named 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 Cookeville, Tennessee, this 12th day of July, 1996.

DIANNE W. RIPPETOE NOTARY PUBLIC AT PUTNAM CO. TENN.

NOTARY PUBLIC

My Commission Expires:

7/20/99

The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of July, 1996.

NOTARY PUBLIC

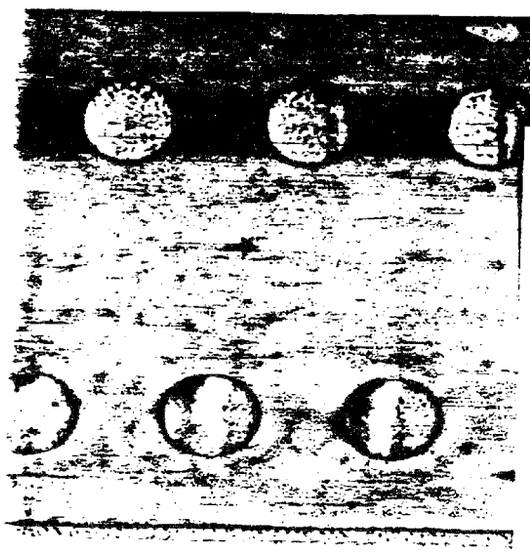
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

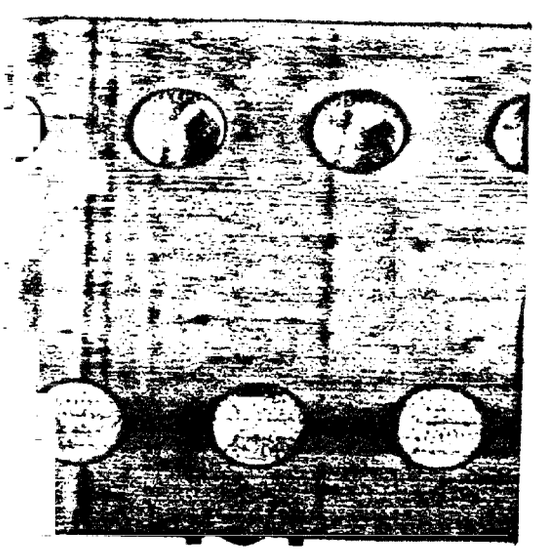
My Commission Expires: 11-20-96

95 JUL 18 AM 10:08
FELIX Z. HALL, CLERK & REGISTER
DAVIDSON COUNTY, TN.

020912
INSTRUMENT # REFERENCE

6664 07/18 0101 03CHECK 142.20





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 54

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 36000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 142.20
				CHECK 142.20
		07/18/96	01	10:10 0001 6664

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0204912
IDENTIF. & REFERENCE

95 JUL 18 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1064315