47

BOOK 10126 PG 261

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

X James H. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES 3-7-99
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Benson (NAME)	same as new owner (NAME)	MAP 42-16
324 WESTCHESTER DRIVE (ADDRESS)	(ADDRESS)	PARCEL 132
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-15260

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Evelyn V. Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Benson and wife, Judy L. Benson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 31 on the Plan of Blair Heights, Section Six of record in Book 2331, page 98, Register's Office for Davidson County, Tennessee.

SAID Lot 31 fronts 100.27 feet on the south side of Linda Lane and runs back between lines, 234.18 feet on the east line and 330.3 feet on the west line to a dead line in the rear on which it measures 158.60 feet.

Being the same property conveyed to Evelyn V. Johnson by Quitclaim Deed from Charles David Vester, of record in Book 10010, Page 273, Register's Office for said County.

96 JUL 19 AM 9:39
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7110 07/19 0101 03CHECK 342.00

improved ( )
improved (X) property, known as 405 Linda Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 nd assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and orever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the ngular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of July 19 96

Evelyn V. Johnson

Evelyn V. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10126 PG 262

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn V. Johnson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of July, 1996.

Commission expires 11-22-99

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

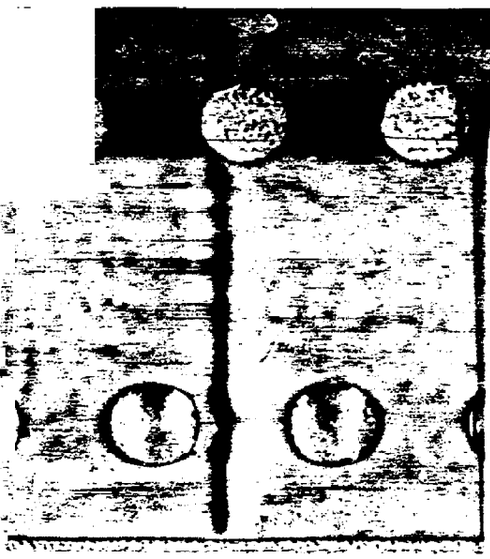
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



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

RECEIVED OF _____

FOR _____

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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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

07/19/96 01 09:43 0001 7110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205315
IDENTIFICATION REFERENCE

96 JUL 19 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064757