Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE BOOK 10175 PG 824
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tangia Brigette Benoit	Cavalry Banking	150-2
(NAME) 1114 Mary Evelyn Court	(NAME) 114 West College Street	245
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro, TN 37130	2DX03177
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Richard L. Spear and wife, Diana R. Spear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tangia Brigette Benoit, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 145-A, Zone Lot Division, Lots 143 thru 147 on the Plan of Harbor Gate Subdivision Section 2 of record in Plat Book 6250 Page 33 and amended in Book 6900, Page 296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard L. Spear and wife, Diana R. Spear by deed of record in Book 7256, Page 333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Diana L. Spear by Richard L. Spear as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10175, Page 822, in the Register's Office for Davidson County, Tennessee.

3530 09/03 0101 03CHECK 330.90

unimproved ( )
This is improved (XX) property, known as 1114 Mary Evelyn Court, Nashville, TN 37217
(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 and 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 it 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 forever 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 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 29th day of August 1996

Richard L. Spear

Diana R. Spear
By: Diana R. Spear
Richard L. Spear, Attorney-in-fact
Richard L. Spear

DCTN01WC

BOOK 10175 PG 825

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 Richard L. Spear ~~and wife, Diana R. Spear~~ JR

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 29th day of August, 19 96.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

STATE OF Tennessee
COUNTY OF Davidson

On this August 29, 1996 before me personally appeared Timothy W. Young, the person who executed the foregoing instrument on behalf of Marsha G. Young, and acknowledged that he executed the same as the free act and deed of the said Marsha G. Young, through Power of Attorney granted him by the said Marsha G. Young.

Commission Expires: 10/9/99

Notary Public:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

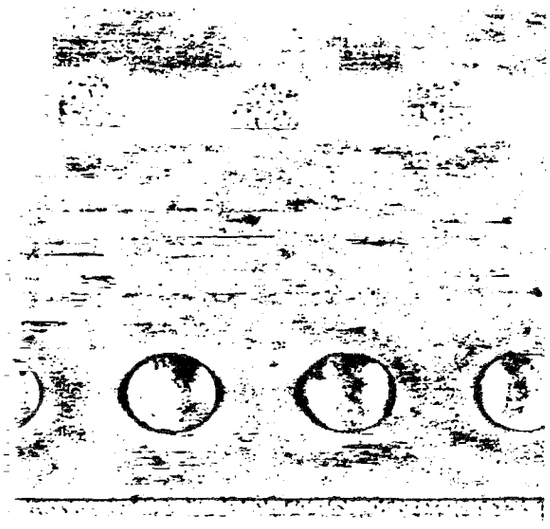
IDENTIF. & REFERENCE

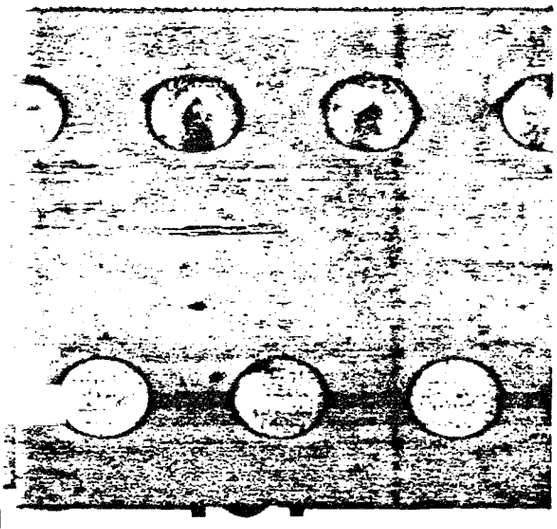
96 SEP -3 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0220623

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10175 PG 826

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	87000.00
			CON TX	321.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	330.90
			CHECK	330.90
09/03/96	01		15:13 0001	3530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220623
IDENTIF. ↑ REFERENCE

96 SEP -3 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026037