Box 3
CMW

BOOK 10198 PG 128

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jeffrey P. Benson and wife Linda P. Benson and Nancy S. Peterson 114 Dunham Springs Lane Nashville, TN 37205	116-1A-17	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (REW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Brian A.W. Blacklock and wife, Joan M. Blacklock** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey **(i) to Jeffrey P. Benson and wife, Linda P. Benson a 30.7% undivided interest and (ii) to Nancy S. Peterson a 69.3% interest** (collectively, the "Grantee"), the Grantee's respective heirs and assigns, in and to that certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters more specifically set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved property, known as **114 Dunham Springs Lane, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as to those matters set forth on EXHIBIT B, to which this conveyance is expressly made subject.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

1028 09/20 0101 03CHECK 2052.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Jeffrey P. Benson
Affiant

Subscribed and sworn to before me this 20th day of September, 1996.

Carol A. Wilson
Notary Public
My Commission Expires: 11-20-96

0372885.01
076913-012 09/19/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of September, 1996.

Brian A. W. Blacklock

Joan M. Blacklock

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 BRIAN A. W. BLACKLOCK and JOAN M. BLACKLOCK, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 20 day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 11-20-96

EXHIBIT A

(Legal Description)

BEING Lot No. 17 of Dunham Springs Residential Park, as shown on the plat thereof recorded in Book 6250, page 936, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brian A.W. Blacklock and wife, Joan M. Blacklock by deed from William Mark Lyle Andrews, an unmarried person, of record in Book 9266, page 607, Register's Office for Davidson County, Tennessee.

0227631
IDENTIFICATION
96 SEP 20 PM 3:54
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

The conveyance herein is expressly made subject to the following:

1. Property Tax for the current year which have been prorated at closing and assumed by the Grantee.

2. All matters shown on the Plat of record in Book 6250, page 936, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Dunham Springs contained in instrument of record in Book 6875, page 530 said Register's Office.

4. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4462, page 147, said Registers' Office.

6. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County, in Ordinance No. 82-1062 vacating and abandoning Shadybrook Drive between Hickory Valley Road and Dunham Springs Road.

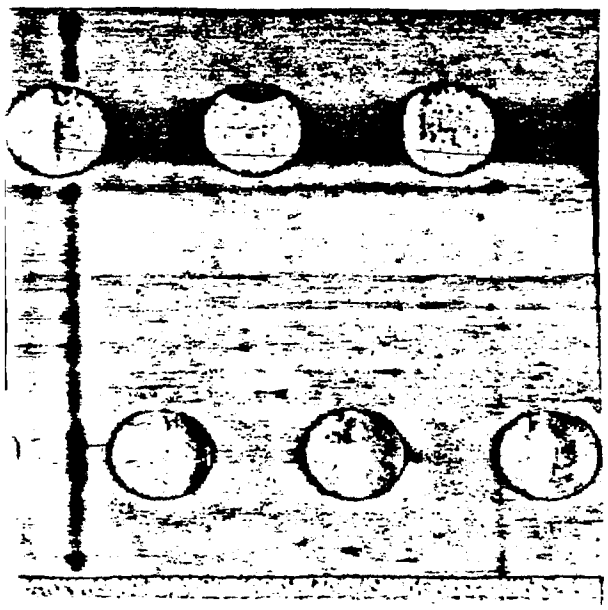
7. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County, in Ordinance No. 82-1074 closing, vacating and abandoning a portion of Dunham Springs Road.

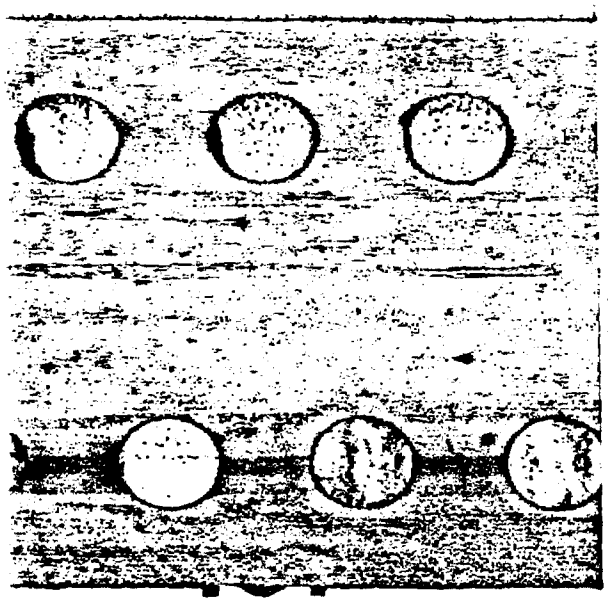
8. Easements as set forth in instruments recorded in Book 7593, page 527 and Book 7593, page 590, said Register's Office.

9. Easements set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Water Mains recorded in Book 7899, page 680, said Register's Office.

10. Right-of-Way Agreement conveyed to Nashville Gas Company of record in Book 7899, page 686, said Register's Office.

11. Easements set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Water Mains recorded in Book 7903, page 989, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10198 PG 132

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CAMT	550000.00		
	CON TX	2035.00		
	PRFEE	1.00		
	WDEED	16.00		
	TOTAL	2052.00		
	CHECK	2052.00		
09/20/96	01	16:01 0001	1028	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227631
IDENTIF. & REFERENCE

96 SEP 20 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1033446