WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Nicole A. Benoy (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP133-08-0
241 Brevard Ct. (ADDRESS)	100 Brookwood Place Suite 300 (ADDRESS)	PARCEL 059.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35209 (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, Brevard Court Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicole A. Benoy, an unmarried person

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. 25 on the Plan of Addition to Greenwood Hill, Section Two, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being a part of the same property conveyed to Brevard Court Properties, Inc. by deed from Charles H. Geny and wife, Mary Ruth Geny of record in Book 8348, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, and to restrictions and easements of record.

96 OCT -3 AM 10:20
REGISTER
DAVIDSON COUNTY, TN.

0232453
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 241-243 Brevard Ct., Nashville, Tennessee 37211
(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 my hand this 30th day of September 19 96

Brevard Court Properties, Inc.
By:
Benno Von Hopffgarten, President

938

BOOK 10213 PG 939

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Benno Von Hopffgarten and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Brevard Court Properties, Inc. the within named bargainor, and corporation, and that he as such President 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 Benno Von Hopffgarten as such President, and attesting the same by the said _____ as such _____.

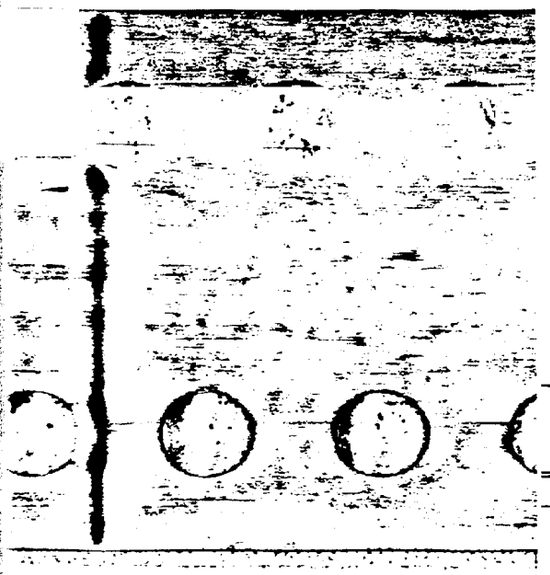
Witness my hand and official seal at office at Brentwood, TN 37027 on this the 30th day of September 19 96.

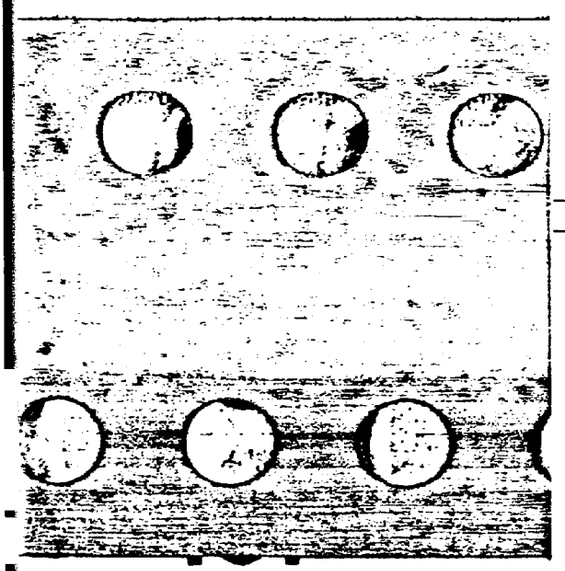
My commission expires July 12, 1999

Ruth M. Foran Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECD 10/03 3:01 RECHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10213 PG 940

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 83500.00
				CON TX 308.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 317.95
				CHECK 317.95
			10/03/96 01	10:24 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232453
IDENTIFICATION REFERENCE

96 OCT -3 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073175

No. [redacted]