This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel No.147-4-83

[illegible] 413.41

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
PNC MORTGAGE CORP. OF AMERICA	Gary W. Benner	PNC MORTGAGE CORP.
320 Interstate North PKWY	3714 Faulkner Drive	320 Interstate North Pkwy
Suite 300	Nashville, TN 37211	Suite 300
Atlanta, GA 30339		Atlanta, GA 30339

W A R R A N T Y D E E D

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, I, TIMOTHY S. VINCENT, has bargained and sold and by these presents do transfer and convey unto GARY W. BENNER and ALISON R. BENNER, husband and wife, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 122 on the Plan of Section III, Hillbrook, of record in Book 3300, page 84, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Timothy S. Vincent and Darryl Lee Vincent by Deed from Richard L. Poplin and wife, Phyllis B. Poplin of record in Book 6668, page 443, Register's Office for Davidson County, Tennessee. Darryl Lee Vincent conveyed his interest in said property to Timothy S. Vincent by Quitclaim Deed of record in Book 9379, page 665, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters as shown on the Plan of Section III, Hillbrook, of record in Book 3300, page 84, Register's Office of Davidson County, Tennessee.

2. Restrictive covenants of record in Book 3460, page 293, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Debbie S. Vincent, wife of Timothy S. Vincent, joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to Timothy S. Vincent.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 31st day of October, 1996.

TIMOTHY S. VINCENT

DEBBIE S. VINCENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy S. Vincent and Debbie S. Vincent, the 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 seal, at office, on this 31st day of October, 1996.

My Commission Expires:
11-18-97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $109,300.00.

Affiant

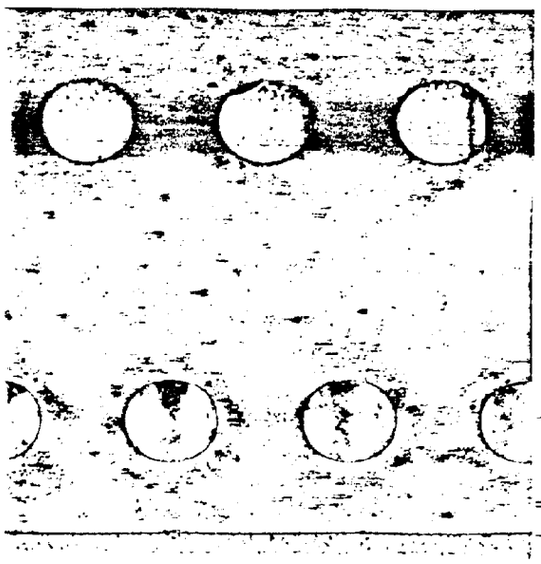
Sworn to and subscribed before me on this the 31st day of October, 1996.

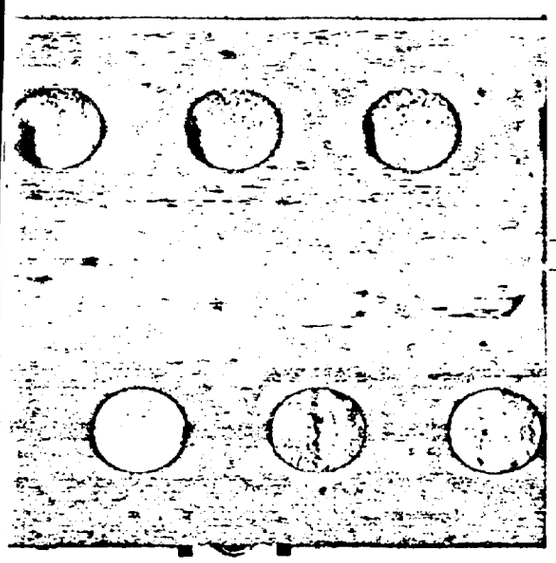
My Commission Expires:
11-18-97

Notary Public

0243103
IDENTIF. ↑ REFERENCE

96 NOV -4 AM 11:21
FELIX A. HASKINS, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10248 PG 32

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	
				109300.00
			CON TX	404.41
			PRFEE	1.00
			WDEED	8.00
			TOTAL	413.41
			CHECK	413.41
11/04/96	01	11:24	0001	7550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243103
IDENTIF. ^ REFERENCE

96 NOV -4 AM 11:2[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1084484