This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BOOK 10243 PG 121

ADDRESS NEW OWNER:
Zoltan D. Zahuczky and Janine A. Zahuczky
521 Singer Drive
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP AND PARCEL:
MAP 43-6
PARCEL 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carolyn J. Benson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zoltan D. Zahuczky and wife, Janine A. Zahuczky, tenancy by the entirety , 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 land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Madison Park, Section 6, of record in Book 4300, Page 58, said Register's Office.

Said Lot No. 172 fronts 65.96 feet on the North margin of Singer Drive, and extends back 144.9 feet on the West line, and 142.9 feet on the East line, to a line on the rear measuring 74.00 feet.

Being the same property conveyed to Carolyn Jean Benson , by deed from Arthur Clifton Newby and wife, Karen Marie Newby of record in Book 9011, Page 505, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Restrictive Covenants of record in Book 4431, Page 591, Register's Office, Davidson County, Tennessee.

Subject to all matters of record in Book 4300, Page 58, said Register's Office.

This is improved property known as 521 Singer Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Zoltan D. Zahuczky and wife, Janine A. Zahuczky, their heirs and assigns, forever; and we, Carolyn J. Benson, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0243389
IDENTIF. ↑ REFERENCE

96 NOV -4 PM 3:39
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7841 11/04 0101 03CHECK 267.63

Witness our hands this the 31st day of October, 1996.

BOOK 10243 PG 122

Carolyn J. Benson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn J. Benson, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of October, 1996.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires 5-23-98

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 69,900.00.

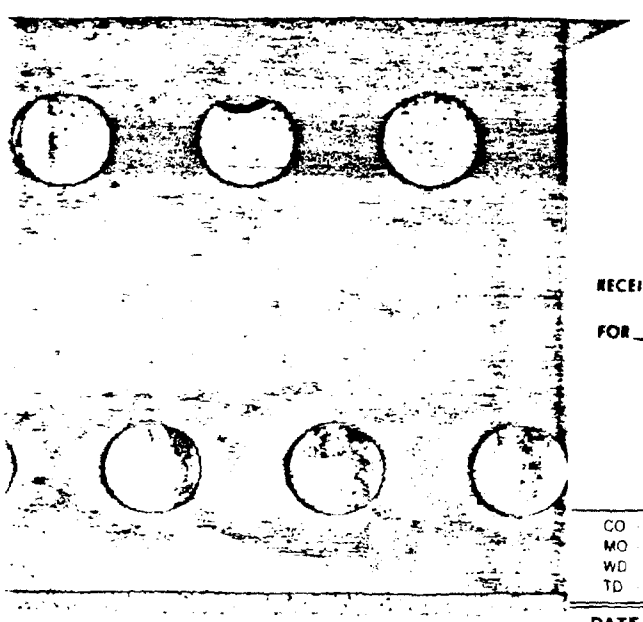
Zoltan D. Zalucsky
AFFIANT

Subscribed and sworn to before me this 31st day of October, 1996.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires

My Commission Expires 5-23-98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10243 PG 123

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 9.00
TOTAL 267.63
CHECK 267.63

11/04/96 01 15:43 0001 7841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02143389
IDENTIF. # REFERENCE

96 NOV -4 PM 3:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1084773