BOOK 10293 PG 766

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Kathryn E Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 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
Jimmie L. Turner (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 42-16
405 Linda Lane (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 132
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	11D 15260

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, James H. Benson and wife, Judy L. Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie L. Turner and wife, Kathryn E. Turner

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 Lot No. 31 on the Plan of Blair Heights, Section Six of record in Book 2331, page 98, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot 31 fronts 100.27 feet on the south side of Linda Lane and runs back between lines 234.18 feet on the east line and 330.3 feet on the west line to a dead line in the rear on which it measures 158.60 feet.

Being all the same property conveyed to James H. Benson and wife, Judy L. Benson by deed from Evelyn V. Johnson, unmarried, of record in Book 10126, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

0256792
IDENTIF. # REFERENCE

96 DEC 18 AM 9:14
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 405 Linda Lane, Madison, Tennessee 37115
(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 hand s this 17th day of December 19 96

James H. Benson

Judy L. Benson

766

BOOK 10293 PG 767

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 James H. Benson and wife, Judy L. Benson

the bargainor s, 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 official seal at Brentwood, Tennessee, this 17th day of December, 19 96

Commission expires July 12, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

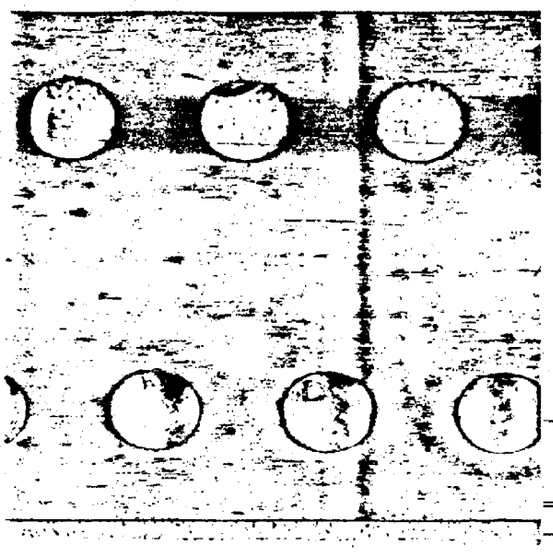
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

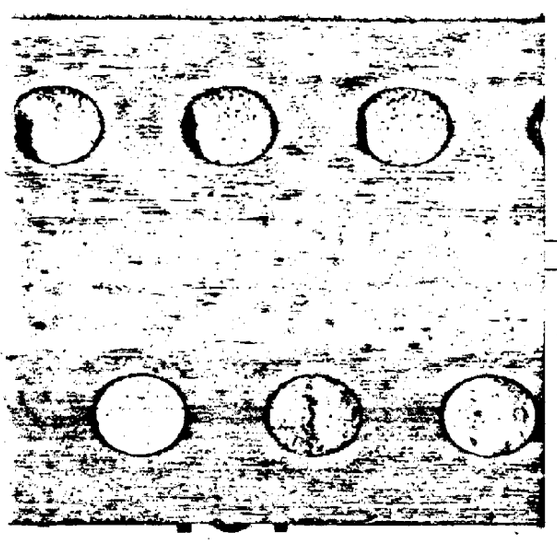
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

6778 12/18 0101 03CHECK 367.90





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 768

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 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.90
				CHECK 367.90
12/18/96	01			09:13 0001 6778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256792 IDENTIF. ↑ REFERENCE

96 DEC 18 AM 9:1[illegible]

FELIX Z. WILSON, II REGIS[illegible]
DAVIDSON COUNTY, TN

No. 1099377