3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 25, 2000

THIS INSTRUMENT WAS PREPARED BY TCB-SEM-97-105
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith E. Benson (NAME)	Southeastern Mortgage (NAME)	MAP 171-8-B
5917 Cross Pointe Lane (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 17
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (CITY) (STATE) (ZIP)	6DU-83444

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, David L. Schardt and wife, Anna Faye Schardt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith E. Benson and wife, Laura C. Benson

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. 5, Section Two on the Plan of Brelan Park at Saddlewood of record in Plat Book 7900, Page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David L. Schardt and wife, Anna Faye Schardt by Deed from Phillips Builders, Inc., of record in Book 9450, Page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 8891, Page 850, Book 8891, Page 869, Book 9462, Page 398, Book 9480, Page 387 and Book 9670, Page 494, Register's Office for said County.

Subject to a Right of Way Easement of record in Book 6590, Page 37, Register's Office for said County.

Subject to Sewer Easements of record in Book 8175, Page 792 and Book 8259, Page 206, Register's Office for said County.

Subject to the application of Greenbelt Rollback Taxes of record in Book 8861, Page 986, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5917 Cross Pointe Lane, Brentwood, TN 37027
(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 14th day of February 19 97

David L. Schardt
David L. Schardt

Anna Faye Schardt
Anna Faye Schardt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CONT'D NEXT PAGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Schardt and wife, Anna Faye Schardt

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 14th day of February, 19 97.

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

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 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

IDENTIFICATION REFERENCE

97 FEB 21 AM 9:51

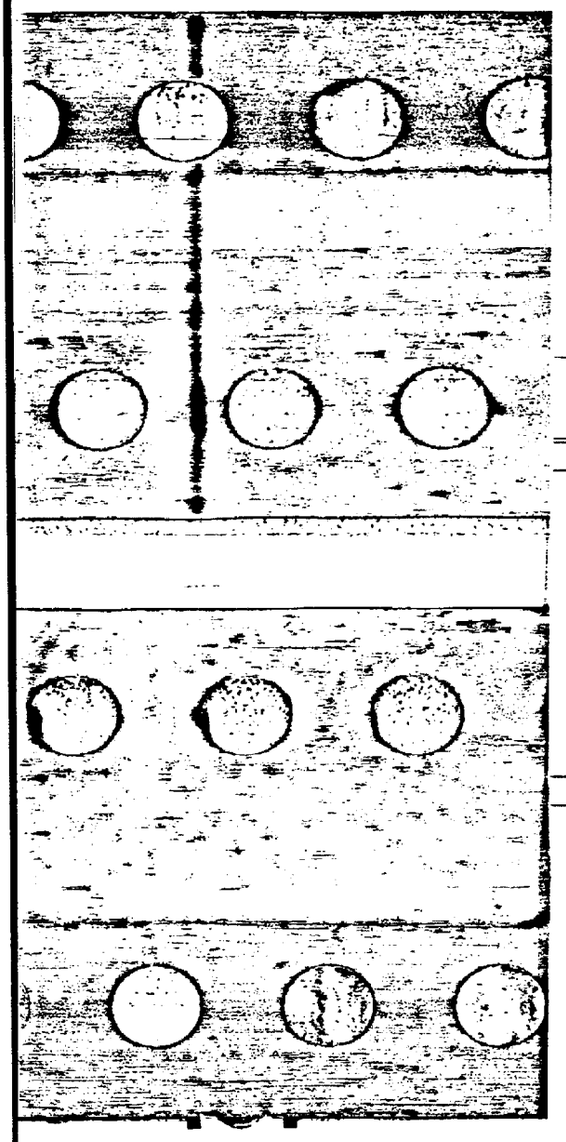
DAVIDSON COUNTY, TN

0274962

8439 02/21 0101 03CHECK 1063.50

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10355 PG 294-A

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 285000.00
				CON TX 1054.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1063.50
				CHECK 1063.50
02/21/97	01			09:55 0001 8439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274962
IDENTIF. # REFERENCE

97 FEB 21 AM 9:51
REGISTER
DAVIDSON COUNTY, TN.

No. 1118880