Return to:
SOUTHEAST TITLE of TN., Inc.
7000 Executive Center, Ste. 100
Brentwood, Tn 37027
9720474 Box 30

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

BOOK 10360 PG 486

ADDRESS NEW OWNER:
Charles K. Bender
244 Manatee Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Norwest Mortgage, Inc.
P.O. Box 5137
Des Moines, Iowa 50306-5137

MAP AND PARCEL:
MAP 149-9
PARCEL 97

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, Sara L. Pearson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles K. Bender, a separate 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:

BEING land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Barclay Square, Section 1 of record in Book 4460, Page 141, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sara L. Pearson, an unmarried person , by deed from Katherine V. Allen, unmarried of record in Book 9842, Page 32, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4665, Page 648, Register's Office, Davidson County, Tennessee.

Subject to Plan of record in Book 4460, Page 141, said Register's Office.

This is improved property known as 244 Manatee Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles K. Bender, a separate person, their heirs and assigns, forever; and we, Sara L. Pearson, 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.

Witness our hands this the 20th day of February, 1997. 0129 02/26 0101 02CHECK 290.20

Sara L. Pearson

97 FEB 26 AM 11:10
REGISTER
DAVIDSON COUNTY, TN

0276526
IDENTIF. # REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sara L. Pearson, 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 20th day of February, 1997.

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires November 22, 1997

STATE OF TENNESSEE)
COUNTY OF Williamson)

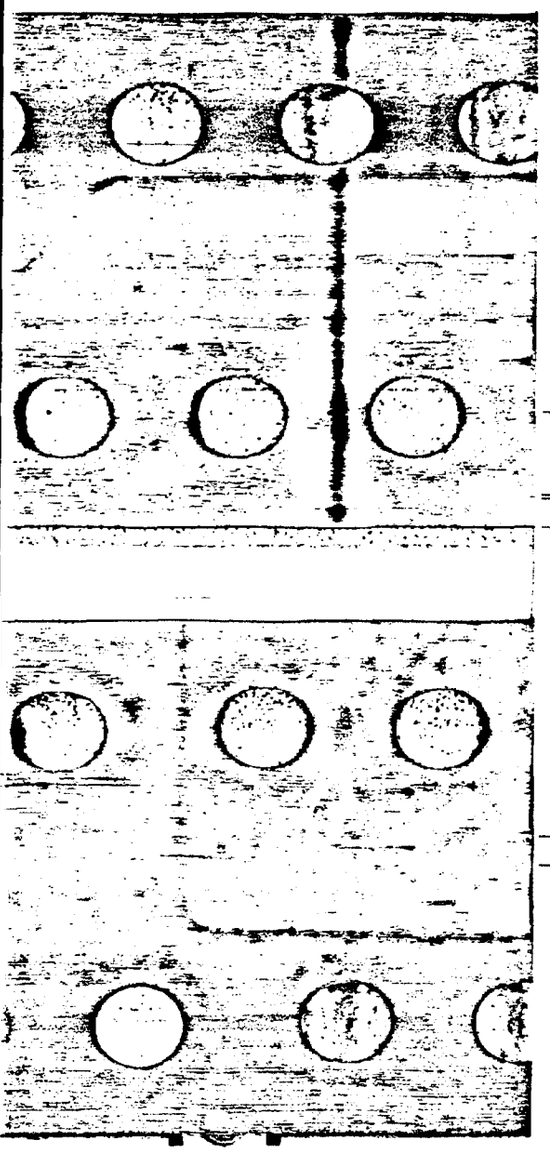
The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00

AFFIANT

Subscribed and sworn to before me this 20th day of February, 1997.

NOTARY PUBLIC
My Commission Expires:





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

RECEIVED OF _____

FOR _____

BOOK 10360 PG 488

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 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

02/26/97 01 11:14 0001 0129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276526
IDENTIF. # REFERENCE

97 FEB 26 AM 11:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1120552