Box 8-1h

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10404 PG 164

W & I Ref: (ljh) Title No: 38620
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Catherine Bradshaw Lory E. Heron 5845 Merrimac Court Nashville, TN 37215	First Republic Mortgage Corporation 3212 West End. S-500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 145-09-60

5048 04/03 0101 03CHECK 897.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 239000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey E. Benson and spouse, Janette W. Moll,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Catherine Bradshaw and Lory E. Heron, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 54 on the plan of Tyne Valley Estates, Section 7, of record in Book 3700, Page 9, Register's Office for said County.

SAID Lot No. 54 fronts 145.00 feet on the westerly margin of Merrimac Court and extends back 429.7 feet on the northerly line and 433.3 feet on the southerly line to a broken line in the rear, measuring 362.00 feet thereon.

BEING the same property conveyed to Jeffrey E. Benson and wife, Janette W. Moll by deed from Randall Edward Held and wife, Lisa H. Held of record in Book 7720, Page 57, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Jeffrey E. Benson and Janette W. Moll by Ria Grasman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 5845 Merrimac Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 1997.

Jeffrey E. Benson

Jeffrey E. Benson, By: Ria Grasman, Atty-In-Fact

Janette W. Moll

Janette W. Moll, By: Ria Grasman, Atty-In-Fact

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State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 239000.00

Lory E. Heron

Affiant

Sworn and subscribed before me on the 31st day of March, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

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 **Ria Grasman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jeffrey E. Benson and Janette W. Moll**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jeffrey E. Benson and Janette W. Moll

TO: Mary Catherine Bradshaw and Lory E. Heron

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Ria Grasman, Affiant

Sworn to and subscribed before me this

31st day of March, 1997.

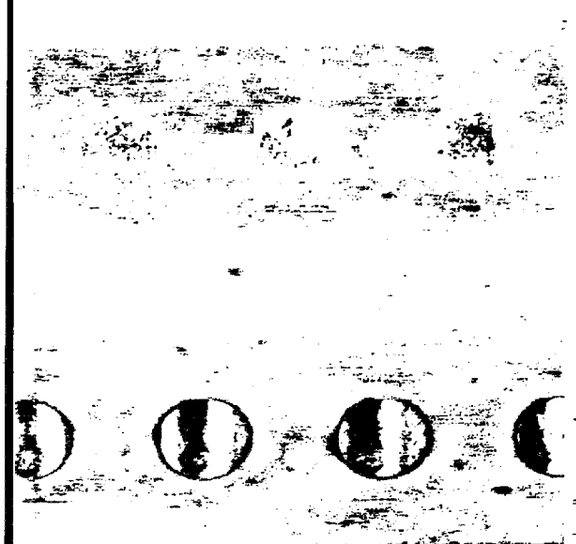
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

97 APR -3 AM 10:27
FELIX A. BROWN, REGISTER
DAVIDSON COUNTY, TN.

029083
IDENTIFICATION



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

RECEIVED OF _____

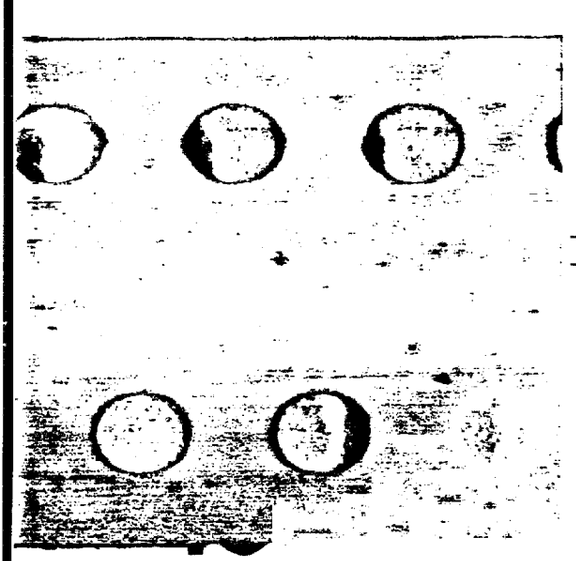
FOR _____

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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	239000.00
			CON TX	884.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	897.30
			CHECK	897.30
04/03/97	01		10:28 0001	5048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02904 83
IDENTIF. # REFERENCE

97 APR -3 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135303