BOOK 10459 PG 248

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (ljh) Title No: 38571
Dav. Co. File: Box 8

97 MAY 20 AM 9:50
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03064.82

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Crayton Robert Benson, III Tina Nichols Benson 8722 Old Harding Pike Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 178-35

2764 05/20 0101 03CHECK 1401.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 398000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clara Womack, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Crayton Robert Benson, III and spouse, Tina Nichols Benson,** 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:**

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete highway monument found in easterly right-of-way line of State Highway 96 at its intersection with the southerly line of that parcel of land conveyed to Donald W. Hite et ux of record in Deed Book 6399, Page 926, Register's Office for Davidson County, Tennessee; Thence with the southerly line of said conveyance to Hite, S 85° 49' 41" E, 110.39 feet to an iron pin set; Thence, with a common line of that parcel of land conveyed to Olivia Groves Cunningham of record in Deed Book 4150, Page 17, Register's Office for Davidson County, Tennessee, S 00° 04' 41" E, 183.50 feet to an iron pin set; Thence, with a common line of said conveyance to Cunningham, S 81° 25' 13" E, 322.72 feet to a P.K. nail set; Thence, with the center line of Old Harding Road, S 13°05' 09" W, 63.27 feet; Thence, with the center line of Old Harding Road, S 26° 38' 53" W, 61.55 feet; Thence, with the center line of Old Harding Road S 33° 12' 07" W, 312.56 feet; Thence, with the easterly right-of-way line of State Highway 96, N 35° 15' 00" E, 20.00 feet to an iron pin set; Thence, with said right-of-way, N 89° 35' 42" W, 116.51 feet to a concrete monument found; Thence, with said right-of-way, N 07° 26' 24" W, 605.06 feet to the point of beginning, according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

BEING the same property conveyed to Clara Womack and W. D. Dozier by deed of record in Book 8328, Page 385, Register's Office of Davidson County, Tennessee. W. D. Dozier has since conveyed all of his interest in subject property to Clara Womack by deed of record in Book 8882, Page 169, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 8722 Old Harding Pike, Nashville, TN 37221

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.

BOOK 10459 PG 249

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 12th day of May, 1997.

Clara Womack

State of Tennessee
County of Davidson

On this 12th day of May, 1997, before me the undersigned authority, personally appeared **Clara Womack**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/98

Notary Public

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: $ 398000.00

Affiant

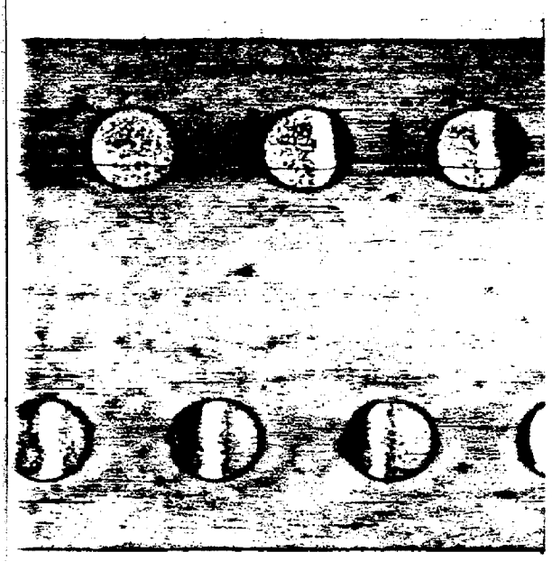
Sworn and subscribed before me on the 12th day of May, 1997.

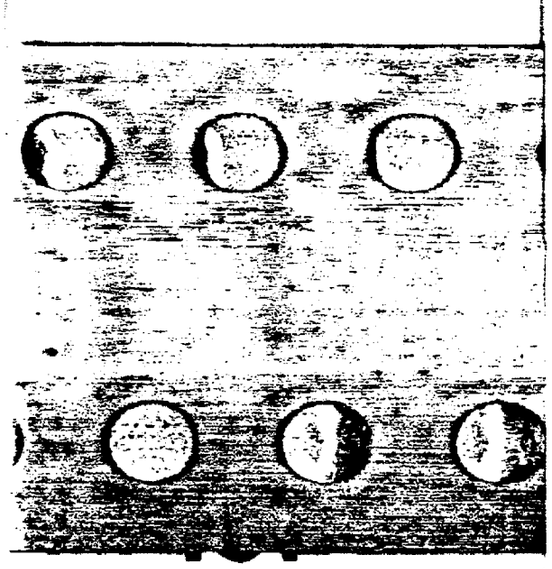
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/98





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

RECEIVED OF _____

FOR _____

BOOK 10459 PG 250

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 398000.00
CON TX 1472.60
PRFEE 1.00
WDEED 8.00
TOTAL 1481.60
CHECK 1481.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2764

03064482
IDENTIF. ↑ REFERENCE

97 MAY 20 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1152768