RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35662)

BOOK 10505 PG 266

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

W & I Ref: (jb) Title No: 38796
Dav. Co. File: Box 8

97 JUN 25 PM 1:42
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 03 19585

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edwin W. Benson, Jr. Jamie Parks Benson 1105 Gateway Lane Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 131-16-64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 280000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine H. Benoist, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edwin W. Benson, Jr. and spouse, Jamie Parks 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:**

Land in Davidson County, Tennessee, being Lot No. 2 of Block D on the Map of First Addition to Gateway Acres, of record in Book 1424, Page 9, Register's Office for said County.

Said Lot No. 2 of Block D fronts 191.7 feet on the southerly margin of Gateway Lane and extends back 243.5 feet on the easterly line and 235.6 feet on the westerly line to a dead line in the rear, measuring 224.2 feet thereon.

Being the same property conveyed to Catherine H. Benoist, married by deed from Thomas Lee Flora and spouse, Mary Kemp Flora of record in Book 9644, Page 540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1066, Page 402 and Book 1300, Page 211, said Register's Office.

The property described herein is not the principal residence of the Grantor.

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

This is improved property, known as: 1105 Gateway Lane, Nashville, Tennessee 37220

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 20th day of June, 1997.

Catherine H. Benoist

State of Tennessee
County of Davidson

On this 20th day of June, 1997, before me the undersigned authority, personally appeared **Catherine H. Benoist**, 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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: $ 280000.00

Affiant

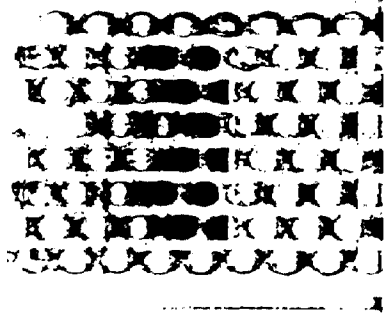
Sworn and subscribed before me on the 20th day of June, 1997.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

7173 06/25 0101 03CHECK 1045.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10505 PG 268

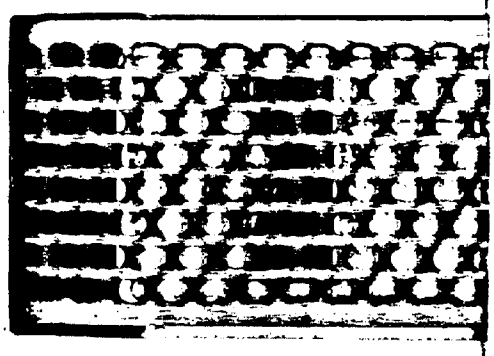
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 280000.00
CDN TX 1036.00
PRFEE 1.00
WDEED 8.00
TOTAL 1045.00
CHECK 1045.00

06/25/97 01 13:46 0001 7173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 19585
IDENTIF. ↑ REFERENCE

97 JUN 25 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166991