File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10634 PG 721

#14917

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KIMBERLY M. SPANGLER		131-5-A
(NAME)	(NAME)	
5039 Hillsboro Road, #124		124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		7DA70120
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, RICHARD C. BENJAMIN AND WIFE, JANE A. BENJAMIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMBERLY M. SPANGLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 124 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Richard C. Benjamin and wife, Jane A. Benjamin by deed from Security Federal Savings and Loan Association of Nashville of record in Book 8620, page 591, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3; (3) By-Laws of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and in Book 10355, page 306; (4) Charter of record in Book 8485, page 643, and in Book 8556, page 701; and (5) All matters appearing on the Plan of record in Book 4675, page 12, said Register's Office.

0355738

IDENTIF. ↑ REFERENCE

97 OCT -3 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6346 10/03 0101 03CHECK 606.55

unimproved (XX)
This is improved ( ) property, known as 5039 Hillsboro Road, #124, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of September, 1997

Richard C. Benjamin
By Dan R. Benjamin

~~RICHARD C. BENJAMIN~~
BY: DAN R. BENJAMIN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
~~SIMULTANEOUSLY HEREWITH~~

Jane A. Benjamin
By Dan R. Benjamin

~~JANE A. BENJAMIN~~
BY: DAN R. BENJAMIN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
~~SIMULTANEOUSLY HEREWITH~~

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10634 PG 722

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN R. BENJAMIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said RICHARD C. BENJAMIN AND WIFE, JANE A. BENJAMIN and is authorized by the said RICHARD C. BENJAMIN AND WIFE, JANE A. BENJAMIN to execute this instrument on their behalf.

Witness my hand, at Office, this 29th day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

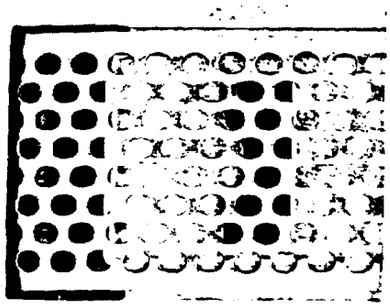
Notary Public

WARRANTY DEED

FROM RICHARD C. BENJAMIN AND WIFE, JANE A. BENJAMIN

TO KIMBERLY M. SPANGLER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

BK 10634 PG 723

RECEIVED OF _____

FOR BK 10634 PG 723

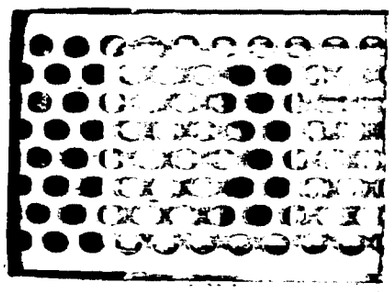
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	161500.00
CON TX	597.55
PRFEE	1.00
WDEED	8.00
TOTAL	606.55
CHECK	606.55

10/03/97 01 15:21 0001 6346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355738
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 3:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205687