BOOK 10681 PG 234

2C

WARRANTY DEED

This instrument was prepared by:
H. Michael Bennett
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Herman Benjamin and wife, Carletter Benjamin 3857 Cravath Drive Nashville, TN 37207	SAME	Map 81-7 Parcel 292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,800.00

Herman F. Benjamin
Affiant

SWORN TO AND SUBSCRIBED before me this the 10th day of 1997.

Notary Public

My Commission Expires:
11-25-2000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Michael W. Cothern and wife, Donna M. Cothern, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Herman Benjamin and wife, Carletter Benjamin, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot Number Thirty-Six (36) on the Map of Settle's Subdivision of Lot No. 7 of the Woodard Property as of record in Book 57, page 132, Register's Office for said County. Said Lot No. 36 fronts 50 feet on the westerly side of 14th Avenue, North, and runs back between parallel lines 140 feet to an alley.
>
> And being the same property conveyed to Michael W. Cothern by Deed from Jimmy P. Lockert, Trustee of record in Book 10620, page 733, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of November, 1997.

MICHEAL W. COTHERN

DONNA M. COTHERN

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 Michael W. Cothern and wife Donna M. Cothern, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 10th day of November, 1997.

Notary Public

My Commission Expires: 11-10-97

0792 11/12 0101 03CHECK 111.86

c\office\hmb\cothern\warranty.ded

97 NOV 12 AM 9:54

REGISTER
DAVIDSON CO. TN.

0369050

IDENTIFICATION

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10681 PG 236

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 27800.00
CON TX 102.86
PRFEE 1.00
WDEED 8.00
TOTAL 111.86
CHECK 111.86

11/12/97 01 09:57 0001 0792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0369050

97 NOV 12 AM 9:51

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 1219968