Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1503

WARRANTY DEED

BOOK 10738 PG 929

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Duncan Benson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy K. Fort, unmarried**, 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:**

Unit No. A-10, in a Horizontal Property Regime located on the Plat of Hillwood of record in Book 5200, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to William Duncan Benson and wife, Ruby G. Benson by deed from Thomas V. White, Trustee of record in Book 5284, Page 254, Register's Office, Davidson County, Tennessee. Ruby G. Benson is now deceased. William Duncan Benson and W. Duncan Benson is one and the same person

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4500 Post Road, Unit A-10, Nashville, TN 37205

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 29th day of December, 1997

William Duncan Benson
by Charles W. Kibbons, Jr. Atty in Fact

William Duncan Benson aka W. Duncan Benson
By: Charles W. Kibbons, Jr.,
Attorney-in-Fact

6379 12/30 0101 03CHECK 453.00

97 DEC 30 PM 1:49
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0384931

State of Tennessee)
County of Davidson)

BOOK 10738 PG 930

Personally appeared before me, the undersigned Notary Public, Charles W. Kibbons, Jr, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Duncan Benson,** as his/her Attorney in Fact, and acknowledged that (s)he executed the same as the free act and deed of William Duncan Benson, for the purpose contained herein.

** W. Duncan Benson

Witness my hand and seal at Nashville, Tennessee, this 29th day of December, 1997.

Notary Public: AT LARGE

My Commission Expires:

My Commission Expires 5-23-98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$120,000.00**.

Affiant

Sworn and subscribed before me on this the 29th day of December, 1997.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

NEW OWNER:
Dorothy K. Fort
4500 Post Road, Unit A-10
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SUNBELT NATIONAL MORTGAGE
111 Westwood Place, Suite 109
Brentwood, TN 37027

TAX MAP-PARCEL #:
103-14-A-10CO

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10738 PG 931

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	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
TOTAL	453.00
CHECK	453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/30/97 63-55 0001 6379

0384931
IDENTIF. # REFERENCE

97 DEC 30 PM 1:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1237080