EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 8011
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Robert H. Benson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 98.

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY**
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Robert H. Benson | Century Mortgage Corp. | 76-1-53 |
| (NAME) | (NAME) | |
| 824 Oak Leaf Drive | Two International Dr., Suite 507 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Old Hickory, TN 37138 | Nashville, TN 37217 | |
| (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,** WE, Dan R. Clemmons and wife Veronica L. Clemmons

**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** Robert H. Benson and wife, Beverly P. Benson

**HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 51 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, page 96, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Dan R. Clemmons and wife Veronica L. Clemmons by deed from Federal Home Loan Mortgage Co., filed of record in Book 6806, page 596, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

1451 01/13 0101 03CHECK 299.45

This is improved property known as 824 Oak Leaf Drive, Old Hickory, TN 37138

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 their hands this 9th day of January, 19 98.

Dan R. Clemmons

Dan R. Clemmons

Veronica L. Clemmons

Veronica L. Clemmons

8011

BOOK 10755 PG 773

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

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

Dan R. Clemmons and wife Veronica L. Clemmons

the bargainor s, 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, this 9th day of January, 19 98.

My commission expires _____

Notary Public

BRENDA D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

0389579
IDENTIF. & REFERENCE

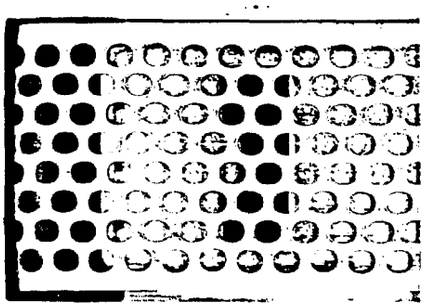
98 JAN 13 AM 9:01

FELIA B. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10755 PG 774

| | | |
|---|---|---|
| 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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 8.00
TOTAL 299.45
CHECK 299.45

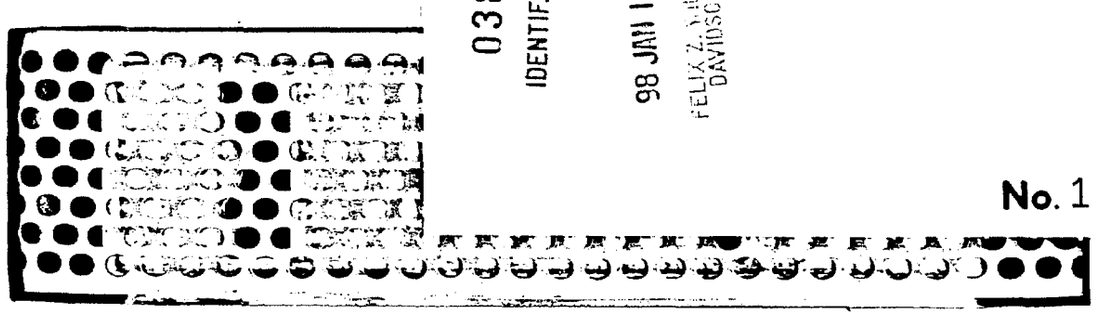
01/13/98 01 09:00 0001 1451

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0389579
IDENTIF. ↑ REFERENCE

98 JAN 13 AM 9:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



**No.** 1242103