BOOK 10795 PG 893 Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
My Commission Expires: 1-29-2000

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron W. Benson (NAME)	First Trust Mortgage Company (NAME)	155-03-0-D
7044 Allens Lane (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	029.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cameron W. Benson and wife, Virginia B. 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, TN, being Lot No. 29 on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, amended in Book 10645, Page 699, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Helen Sona Griffin, unmarried; Charles W. Griffin, Jr. and wife, Barbara S. Griffin of record in Book 9227, Page 976, Register's Office for Davidson County, TN.

Subject to Declaration of Restrictive Covenants in Book 9231, Page 789; Easement in Book 8278, Page 236; Charter in Book 9231, Page 826; Agreements in Book 9278, Page 36, Book 8626, Page 884; [illegible] and all matters shown on the plan of record.

IDENTIFICATION REFERENCE 010108

98 FEB 17 AM 10:58 REGISTER DAVIDSON COUNTY, TN.

3835 02/17 0101 03CHECK 741.23

unimproved ( )
This is improved (X) property, known as 7044 Allens Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of February 19 98

Zaring Homes, Inc.
By: [signature]

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John H. Hodson, the bargainor, 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 President - Nashville Division of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of February, 1998.

Joella L. Brown
Notary Public

My commission expires:

JOELLA L. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

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

RECEIVED OF _____

FOR _____

BOOK 10795 PG 895

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 197900.00
CON TX 732.23
PRFEE 1.00
WDEED 8.00
TOTAL 741.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 741.23

02/17/98 01 10:56 0001 3835

04010081
IDENTIFICATION REFERENCE
98 FEB 17 AM 10:58
REGISTER
DAVIDSON CO., TN.

No. 1254346