This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
Catherine E. Benjamson
3279 Priest Woods Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

MAP AND PARCEL:
MAP 108-16
PARCEL 179
03D-778114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Betty D. Lawrence,** a married person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Catherine E. Benjamson,** a single person, 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:

> Being Lot No. 26 B of the Zone Lot Division of Lots Nos. 10, 11, 12, 14, 24 26 and 34, of Section One, Percy Priest Woods, of record in Book 5200, page 652, amending Book 5200, page 472, Register's Office for Davidson County, Tennessee, to which references are hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Betty D. Lawrence, a married person, by deed from James H. Brewer and wife, Elizabeth P. Brewer of record in Book 7504, Page 501, Register's Office for Davidson County, Tennessee.

NOTE: This is not, nor has it ever been, the primary residence if the Grantor.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1998 taxes, prorated and assumed by the Grantee(s) the day of closing; all matters as set out on the plans of record in Book 5200, page 472, amended in Book 5200, page 652; all matters as set forth in the restrictive covenants of record in Book 5200, page 652, Book 5984, page 865, Book 6020, page 270, Book 6560, page 667, and Book 6353, page 307, said Register's Office; to any and all easements located on the premises; and to the party wall for use in common with owner(s) of attached and appurtenant improvements.

This is improved property known as 3279 Priest Woods Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Catherine E. Benjamson, a single person, their heirs and assigns, forever; and I, Betty D. Lawrence, a married person, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of February, 1998. BK 1082 PG 818

Betty D. Lawrence

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty D.Lawrence, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at , this the 27th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 1/29/2000

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 4-11-2000

0407681

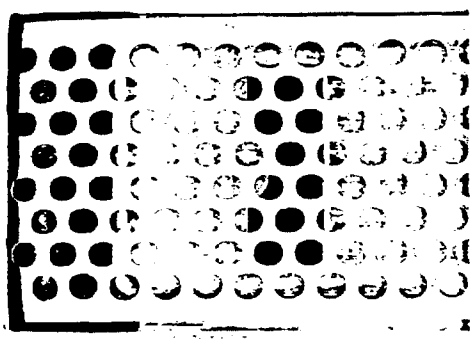
98 MAR -4 AM 10:29

0795 03/04 0101 CASH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10821 PG 819

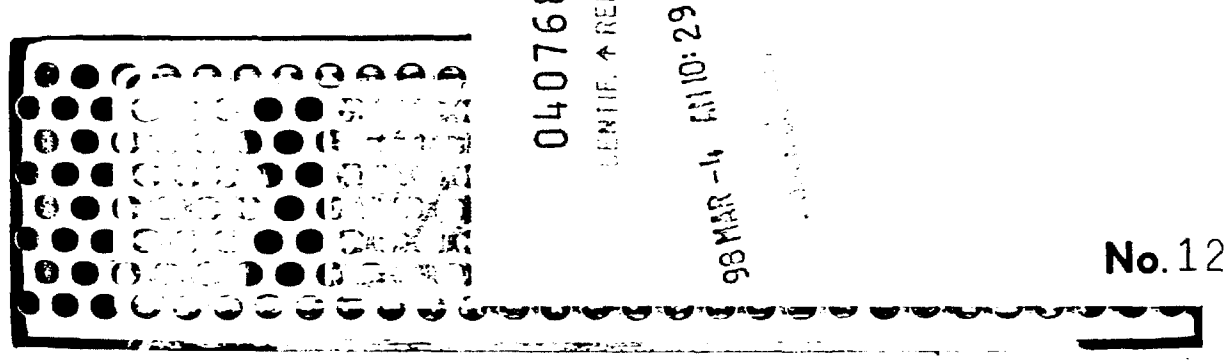
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CO TX 273.00
PRFEE 1.00
UCCEE 9.00
TOTAL 283.00
CHECK 283.00

03/04/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407681

IDENTIFICATION REFERENCE

98 MAR -4 AM 10:29

No. 1261229