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

SAB
FILE #98-1469

File Box 9B
First Title and Escrow Company, Inc.
#15590

WARRANTY DEED

BOOK 10959 PG 99

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 **Robert E. Johnson, and wife, Linda Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul A. Benson and wife Lynesa L. Benson,**and George N. Benson, married 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:**

Land in Davidson County, Tennessee, being Lot No. 96, Phase I, Kimbolton, as shown on Plat of record in Plat Book 6900, Pages 276, 277 and 278 as amended by Book 7577, Page 553, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert E. Johnson by Quitclaim Deed from Melanie P. Johnson of record in Book 9390, Page 546, Register's Office, Davidson County, Tennessee.
(see Addendum Attached)

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: 1520 Joe Pyron Drive, Madison, TN

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 May, 1998

Robert E. Johnson

Linda Johnson

0445355

93 JUN-3 PM 9:52

5226 06/03 0101 03CHECK 481.0

State of Tennessee)
County of Davidson)

PAGE 10959 PG 100

On this the 29th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Robert E. Johnson and Linda Johnson**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$126,500.00**.

Affiant

Sworn and subscribed before me on this the 29th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

SAME

NEW OWNER:
Paul A. Benson
1520 Joe Pyron Drive
Madison, TN

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
53-13-43

Being the same property conveyed to Robert E. Johnson and wife, Melanie P. Johnson by deed from Phillips Builders, Inc. of record in Book 8145, page 371, said Register's Office. Robert E. Johnson and Melanie P. Johnson have since divorced by Final Decree in the Second Circuit Court for Davidson County, Tennessee, Docket No. 93D-3222, dated February 13, 1994. Melanie P. Johnson has conveyed her interest to Robert E. Johnson by quitclaim deed of record in Book 9390, page 546, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 7464, page 969 amended in Book 7470, page 126 and Book 7799, page 50; (3) Charter of record in Book 7483, page 982 rerecorded in Book 7507, page 67; and (4) All matters appearing on the plan of record in Plat Book 6900, pages 276 thru 278 amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Linda Johnson, spouse of Robert E. Johnson, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert E. Johnson.

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

RECEIVED OF _____

FOR _____

RDUM 10959 PG 102

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 126500.00
CON TX 468.05
PRFEE 1.00
WDEED 12.00
TOTAL 481.05
CHECK 481.05

06/03/98 01 09:54 0001 5226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN -3 AM 9:52

0445355
IDENTIFICATION REFERENCE

No. 1301151