This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

FILE BOX 57

BOOK 11027 PAGE 595

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Yvonne P. Benson 4400 Belmont Park Terrace, No. 246 Nashville, TN 37215	SAME	Map 131-7B Parcel 246

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nancy H. Allen and Margaret Allen Evans, Co-Trustees of the William T. Allen Revocable Living Trust, ("Grantor") do hereby bargain, sell, transfer and convey unto Yvonne P. Benson ("Grantee") his heirs, representatives and assigns, all their right, title and interest in and to property located in Davidson County, Tennessee, described as follows:

> Building Site No. 246 on the Plan of Arden Place, Section X, as of record in Book 5210, page 218, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the Sate of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.
>
> Being the same property conveyed to Nancy H. Allen and Margaret Allen Evans, Co-Trustees of the William T. Allen Revocable Living Trust, with full power in such trustees to transfer and convey without the necessity of the joinder of any beneficiary by deed from William T. Allen of record in Book 10358, page 23, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4400 Belmont Park Terrace No. 246, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Yvonne P. Benson, her heirs, representatives and assigns, forever.

AND Nancy H. Allen and Margaret Allen Evans, Co-Trustees of the William T. Allen Revocable Living Trust do covenant with the said Yvonne P. Benson that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for (1) 1998 property taxes which have been prorated and assumed by Grantee, (2) matters shown on plan of record in Book 5200, page 218, Register's Office for Davidson County, Tennessee, (3) Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office and amended by instruments of record in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and Book 5514, page 636, said Register's Office.

AND Nancy H. Allen and Margaret Allen Evans, Co-Trustees of the William T. Allen Revocable Living Trust, do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Yvonne P. Benson, her heirs, representatives and assigns against the lawful claims of all persons whomsoever, except matters to which this conveyance is made subject.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 15 day of July, 1998.

Nancy H. Allen

Nancy H. Allen, Co-Trustee of the
William T. Allen Revocable Living Trust

Margaret Allen Evans

Margaret Allen Evans, Co-Trustee of the
~~William~~ T. Allen Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $299,000.00

Joanne P. Benson
AFFIANT

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 9/29/2001

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy H. Allen and Margaret Allen Evans, Co-Trustees of the William T. Allen Revocable Living Trust, the bargainor, 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 15th day of July, 1998.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/29/2001

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

5852 07/20 01:01 03CHECK 1117.30

98 JUL 20 PM 3:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

046614

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

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 597

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 299000.00	
			CON TX 1106.30	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 1117.30	
			CHECK 1117.30	
07/20/98	01		16:00 0001 5852	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046614
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321528