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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Greg Benning
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 4th day of August 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GREG BENNING, TRUSTEE 1404 Franklin Avenue Nashville, Tennessee 37206	Greg Benning, Trustee P.O. Box 120591 Nashville, Tennessee 37212	MAP 83-5 PARCEL 370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND NO/100---------- ($ 45,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JAMES S. MATHIS, TRUSTEE, with full power to sell and convey without joinder of any other party hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GREG BENNING, TRUSTEE, with full power and authority to sell, convey and encumber without joinder of any beneficiary hereinafter called the Grantee, his successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 26.8 feet of Lot No. 4 and the west 22.8 feet of Lot No. 3, Block 1, on the Corrected Plan of T.P. Weakley's Subdivision of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots No. 3 and 4 adjoin and front together 48.6 feet on the southerly side of Seymore, formerly Franklin Avenue, and run back between parallel lines to an alley.

BEING the same property conveyed to James S. Mathis, Trustee, by deed from Craig O. Raymer of record in Book 9699, page 575, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 AUG -6 AM 10: 35

IDENTIF. & REFERENCE 0471772

This is improved property known as 1404 Franklin Avenue, Nashville, Tennessee 37206

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, his successors and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Corrected Plan of T.P. Weakley's Subdivision of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ ___his___ successors and assigns to warrant and forever defend the title to the said GRANTEE, his successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __4th___ day of ___August____, 19_98__.

James S. Mathis, Trustee

JAMES S. MATHIS, TRUSTEE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JAMES S. MATHIS, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he *____ executed the within instrument for the purposes therein contained.

*as Trustee

Witness my hand and official seal this ___4th__day of ___August____, 19_98__.

Mitchell A. Watts

My Commission Expires: September 29, 2001 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3492 08/06 0101 03CHECK 177.50

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19_____.

My Commission Expires: _____ Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

08/06/98 01 10:36 0001 3492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471772
IDENTIF. ↑ REFERENCE

98 AUG -6 AM 10:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329078