RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(37207)

BOOK 11163 PAGE 672

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 $***50,500.00

Affiant

Subscribed and sworn to before me this 14 day of October, 1998.

Notary Public

My Commission Expires: 3/26/02

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
ROBERT F. SCARBOROUGH, JR. 1512 Gartland Avenue Nashville, Tennessee 37206	SAME ~~FIRST AMERICAN~~ ~~NATIONAL BANK~~ ~~First American Center~~ ~~Nashville, Tennessee 37237~~	MAP 83-10 PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND FIVE HUNDRED AND 00/100 ($***50,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, GREG BENNING, Trustee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT F. SCARBROUGH, JR., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 46-1/2 feet front of Lot No. 68 on the plan of subdivision of the A.V.S. Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Gartland Avenue, 47.0 feet westerly from the westerly margin of 16th Street, formerly Hickman Street, being A.N. Kirkland, Trustee's, northwest corner; thence with the southerly margin of said Avenue, westerly 46-1/2 feet to the corner of Lots Nos. 68 and 69; thence southerly with the line between said two lots 150.0 feet to the northerly margin of an alley; thence with the northerly margin of said alley 46-1/2 feet to A.N. Kirkland, Trustee's southwest corner; thence with his westerly line northerly 150.0 feet to the beginning.

BEING the same property conveyed to Greg Benning, Trustee under Agreement dated July 1, 1998, with full power and authority to sell, transfer, convey and encumber without joinder of any beneficiary, by deed from Susie Mai Oliver Kazian, unmarried, of record in Book 11021, page 147, Register's Office for Davidson County, Tennessee.

This is improved property known as 1512 Gartland 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 heirs and assigns, forever.

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

1. Matters, if any, shown on the plan of A.V.S. Lindsley 29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of October, 1998.

Greg Benning By Christina Hall, atty-in-fact
GREG BENNING, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Greg Benning, and acknowledged that she executed the same as the free act and deed of the said Greg Benning.

WITNESS my hand and seal this 14th day of October, 1998.

Mitchell A. Watts
Notary Public

My Commission Expires:

9-29-2001

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

0502097
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:09
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

5912 10/21 0101 03CHECK 197.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 674

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 50500.00
				CON TX 186.85
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 197.85
				CHECK 197.85
			10/21/98 01	10:12 0001 5912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502097
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1360917