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

WARRANTY DEED

BOOK 11178 PAGE 154

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16039

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN A. BENSON	NEW OWNER	116-2-B
(NAME)	(NAME)	
1221 Bedfordshire Court	1221 Bedfordshire Court	31.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	8DZ78364
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARTIN CONSTRUCTION COMPANY, A, TENNESSEE CORPORATION, D/B/A ZEITLIN CUSTOM HOMES HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN A. BENSON AND WIFE, KATHLEEN H. BENSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hill Place, as of record in Plat Book 7900, page 923 thru 932, corrected in Book 10058, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Martin Construction Company, a Tennessee corporation d/b/a Zeitlin Custom Builders by deed from Ward Cammack, an unmarried man of record in Book 11076, page 753, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 9645, page 85, amended in Book 9658, page 19, and in Book 10872, page 520; (2) Dedication of common area of record in Book 9737, page 400; (3) Charter of record in Book 9730, page 356; and (4) All matters appearing on the Plan of record in Book 7900, page 913, and Plat Book 7900, pages 923 thru 932, corrected in Book 10058, page 112, said Register's Office.

0505894
IDENTIF. & REFERENCE

98 OCT 30 AM 10:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9924 10/30 0101 03CHECK 751.00

unimproved (xx)
This is improved ( ) property, known as 5110 Annesway Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of October, 19 98

MARTIN CONSTRUCTION COMPANY, A, TENNESSEE CORPORATION, D/B/A ZEITLIN CUSTOM HOMES
By: [signature]
JEFFREY A. ZEITLIN, SEC. TREAS.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A. ZEITLIN

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary Treasurer of MARTIN CONSTRUCTION COMPANY, A* the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 28th day of October, 19 98

* TENNESSEE CORPORATION D/B/A ZEITLIN CUSTOM HOMES

My commission expires 9/23/2002 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 98.

MY COMMISSION EXPIRES: 9/23/2002 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM MARTIN CONSTRUCTION COMPANY, A, TENNESSEE CORPORATION, D/B/A

TO STEPHEN A. BENSON AND WIFE, KATHLEEN H. BENSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 751.00
CHECK 751.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/30/98 01 10:45 0001 9924

0505894
*IDENTIF. ↑ REFERENCE

98 OCT 30 AM 10:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365089