STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Steve Benneyworth
Affiant

Subscribed and sworn to before me this 20th day of November, 1998.

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY TENN. AT LARGE

My commission expires: 9-18-99.

SEND TAX BILLS TO: (New Owner)

STEVE BENNEYWORTH
3603 Meadowbrook Avenue
NASHVILLE, TENNESSEE 37205

MAP - PARCEL NO.

Map/Parcel
104-6-298

THIS INSTRUMENT PREPARED BY:

mail
JIMMY A. DUNCAN, ATTY.
4904 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37209

FROM: HEIRS AT LAW OF ETHEL DUNAWAY, DECEASED

TO: STEVE BENNEYWORTH

98 NOV 24 PM 12:28
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
05165548

WARRANTY DEED

FOR AND IN CONSIDERATION of $105,000.00 Dollars cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, We, Heirs at Law of Ethel Dunaway, Deceased, hereinafter called Grantors, have this day bargained and do hereby transfer and convey to Steve Benneyworth, hereinafter called the Grantee, his heirs and assigns the following described tract or parcel of land, described as follows: to wit:

TRACT 1

Being the northerly 50 feet of lots Nos. 133, 134 and 135 on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County, described as follows:

Beginning at the southwest corner of 31st Avenue South and an alley, the northeast corner of Lot 133; thence with the southwesterly margin

Avenue, southeastwardly 50 feet; thence at angles, southwesterly 142.5 feet, more or less, to the northerly margin of Blakemore Avenue; thence said Avenue, westwardly 78 feet, more or less, to the southeasterly margin of said alley; thence with same, northeastwardly 203 feet to the beginning.

TRACT 2

All that portion of 31st Avenue as said Avenue is shown on the plan of record in Book 332, page 15, said Register's Office, which lies between the direct extensions northeasterly of the northwesterly and southwesterly lines of the land described in the deed from Maryetta Harrell to Powell E. Dunaway and wife, Ethel Dunaway, of record in Book 3991, page 193, said Register's Office, and the southwestern margin of 31st Avenue South as it now exists.

Being the same property conveyed to Powell E. Dunaway and wife, Ethel Dunaway by Deed from Maryetta Harrell of record in Book 3991, page 193, said Register's Office, (Tract 1) and by Metro Ordinance No. 78-823 (Tract 2). The said Powell E. Dunaway having pre-deceased Ethel Dunaway. The said Ethel Dunaway having since died.

This property is conveyed subject to Restrictive Covenants in instrument of record in Book 10737, Page 558, said Register's Office, and the rights retained in Metro Ordinance No. 78-823, (Tract 2).

THIS PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, IS SOLD AS IS, THAT IS WITHOUT WARRANTY OF ITS CONDITION.

TO HAVE AND TO HOLD the real property hereinabove described unto Steve Benneyworth, his heirs and assigns, forever.

We covenant with the said Grantees herein that We are lawfully seized and possessed of said real property hereinabove described in fee simple; that We have a good and lawful right to convey the same and that the same is not encumbered; and We bind ourselves, our heirs and representatives to forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is sold and conveyed subject to all recorded easements of record.

WITNESS our hands on this 19th day of November, 1998.

Dorothy N. Hedge
Dorothy N. Hedge

JoAnn N. Horkins
JoAnn N. Horkins

Lynn A. Neely
Lynn A. Neely

Linda C. Maskew
Linda C. Maskew

Karl W. Craun
Karl W. Craun

Jean N. Mattox
Jean N. Mattox

Betty Sue Kitchens By Dorothy Hedge Attorney in Fact
Betty Sue Kitchens

Charles Derek Craun By Dorothy Hedge Attorney in Fact
Charles Derek Craun

Christopher Lance Craun By Dorothy Hedge Attorney in Fact
Christopher Lance Craun

Stephanie Ann Carey By Dorothy Hedge Attorney in Fact
Stephanie Ann Carey

Ernest F. Craun By Dorothy Hedge Attorney in Fact
Ernest F. Craun

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jenny A. Duncan, a Notary Public in and for said County and State, the within named Dorothy N. Hedge, JoAnn N. Horkins, Betty W. Neely, Linda Muskew, Karl W. Craun, Jean N. Mattox, Betty Sue Kitchens, Charles, Derek Craun, Christopher Lance Craun, and Stephanie Ann Carey, bargainors, with whom I am personally acquainted, (or who proved their identity with identification sufficient to me) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 1998.

Jenny A. Duncan
Notary Public

My commission expires: 9-18-99.

1275 11/24 0101 03CHECK 403.50

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

BOOK 11219 PAGE 201

RECEIVED OF _____

FOR _____

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	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	403.50
CHECK	403.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 001 1275

0516548
IDENTIF. # REFERENCE

98 NOV 24 PM 12:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376319