BOOK 11379 PG. 518

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 151,250.00

Lowell H. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11th day of February 19 99

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Joyce B. Donehue
Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite [illegible] Gallatin, TN 37072
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lowell H. Benson et ux	Same as New Owner	MAP 042-14
(NAME)	(NAME)	
401 Tuckahoe Drive		PARCEL 065.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mid America Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lowell H. Benson and wife, Nina E. Benson

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 11 on the Plan of Sec. I, Blair Estates, of record in Book 2663, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mid America Properties, Inc., by deed from R. H. Pursell and wife, Cathy C. Pursell, of record in Book 11112, page 222, Register's Office for Davidson County, Tennessee.

PICK-UP

0559712

REFERENCE

99 MAR 11 PM 12:57

REGISTER
DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 401 Tuckahoe Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 11th day of February 19 99

Mid America Properties, Inc.
By: James H. Benson Pres.
James H. Benson, President

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James H. Benson ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President ~~and~~ _____ respectively of the Mid America Properties, Inc. the within named bargainor, and corporation, and that he as such President ~~said~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James H. Benson as such President. ~~and affixing the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 11th day of February 19 99.

My commission expires 1/29/2000

Joyce B. Donehue
Notary Public

JOYCE B. DONEHUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

97-0737 03/11 0101 03CHECK 570.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11379 PG. 520

0559712

RECEIVED FOR RECORD
99 MAR 11 PM 12:57
REGISTER'S OFFICE

CAMT	151250.00
CON TX	559.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	570.63
CHECK	570.63

03/11/99 01 12:56 0001 7137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436279