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THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200001050001626 Page: 1 OF 2
REC'D FOR REC 01/05/2000 3:56:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

James H Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 99

Notary Public

MY COMMISSION EXPIRES: Sept 2, 2002
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Benson (NAME)	James H. Benson (NAME)	42-14/74
400 Westchester Drive (ADDRESS)	324 Westchester Drive (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison Nashville TN 37115 (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, United Shows of America, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Benson and wife, Judy L. 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:

Being Lot No. 10 on the Plan of Blair Estates, Section I of record in Book 2663, page 24, Register's Office, Davidson County, Tennessee.

Said Lot no. 10 fronts 150 feet on the east side of Westchester Drive and extends back 267.04 feet on the south line and 267 feet on the north line to a dead line in the rear on which is measures 154.74 feet.

Being the same property conveyed to United Shows of America, Inc., by deed from Mary Reeves Davis as of record in Book 10675, page 840, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 400 Westchester 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 15th day of December, 19 99

United Shows of America, Inc.
By:
E. A. Gregory, Jr., Chairman

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 E. A. Gregory, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chairman and _____ respectively of the United Shows of America, Inc. the within named bargainor, and corporation, and that he as such Chairman 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 E. A. Gregory, Jr. as such Chairman, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of December 19 99 .

My commission expires Sept 23, 2000

_____
Notary Public

MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.