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WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ----

--TEN & NO/100 ----- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BENZ REALTY COMPANY, a partnership composed of MAX BENZ, ERNEST BENZ, and C.RICHARD BENZ, SR., have bargained and sold, and by these presents do transfer and convey unto the said EDWIN E. CARLSON and wife, DOROTHY D. CARLSON, 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. 3 of Block "C" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County.
Said Lot No. 3 fronts 125 feet on the northerly side of Alton Road and runs back 164.91 feet on the easterly line and 165.60 feet on the westerly line to a dead line, measuring 125 feet thereon.
Being the same property conveyed to Benz Realty Company, a partnership composed of Max Benz, Ernest Benz and C. Richard Benz, Sr. by deed from Harry F. Richards and wife, of record in Book 1488, page 347, said Register's Office.
The above property is subject to easement for public utility purposes as shown on plan of record in Book 1130, page 62, RODC, Tennessee.
The above property is also subject to restrictive covenants as set out in an instrument executed by M. L. McMakin, Trustee, of record in Book 1357, page 41, Register's Office for Davidson County, Tennessee.





To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDWIN E. CARLSON and wife, DOROTHY D. CARLSON, their heirs and assigns, forever.

And we do covenant with the said EDWIN E. CARLSON and wife, DOROTHY D. CARLSON, 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, except for taxes for the year 1947 which have been prorated and assumed by Grantee. And BENZ REALTY COMPANY, a partnership composed of Max Benz, Ernest Benz, and C. Richard Benz, Sr. successors and assigns do further covenant and bind itself, its ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said EDWIN E. CARLSON and wife, DOROTHY D. CARLSON, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand 6th day of June, 1947.

BENZ REALTY COMPANY
By Max Benz
Max Benz
Ernest Benz
C. Richard Benz, Sr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary McMahon, a Notary Public in and for said County and State, the within named MAX BENZ, ERNEST BENZ, C. RICHARD BENZ, SR.

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE Tennessee, this 6 day of June, 1947.

Commission expires 11-25-50

Mary McMahon
Notary Public

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