WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- ----------Ten and No/100---------- **DOLLARS** Cash in hand and other good and valuable considerations paid to us by Daniel W. Nicks and wife, Brownie E. Nicks. The receipt of which is hereby acknowledged and in addition this conveyance is made subject to the hereinafter described indebtness to wit: the unpaid balance of Deed of Trust to Ferriss C. Bailey, Trustee of record in Book 2422, Page 617, RODC, Tennessee.

Odie M. Benson and wife, Louise J. Benson

have bargained and sold, and by these presents do transfer and convey unto the said Daniel W. Nicks and wife, Brownie E. Nicks **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. 69 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 69 fronts 68 feet on the south side of Woodberry Drive, and runs back between lines, measuring 179 feet on the west line and 193 feet on the east line to a dead line in the rear measuring 88.1 feet thereon.

Being the same property conveyed to Odie M. Benson and wife, Louise J. Benson, by deed from Southland Construction Company, of record in Book 2439, page 413, 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 Daniel W. Nicks and wife, Brownie E. Nicks **their heirs and assigns, forever.**

And we **do covenant with the said** Daniel W. NIcks and wife, Brownie E. Nicks **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.**

And we, Odie M. Benson and wife, Louise J. Benson **do further covenant and bind** ourselves/our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Daniel W. Nicks and wife, Brownie E. Nicks **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 16th **day of** May, 19 57

Odie M. Benson

Louise J. Benson

JAMES H. BREWER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James H. Brewer, **a Notary Public in and for said County and State, the within named** Odie M. Benson and wife, Louise J. Benson

the bargainors, 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 office, this 16th **day of** May, 1957

James H. Brewer
Notary Public

Commission expires January 30, 1960