BK 2859

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ FIFTEEN THOUSAND AND 00/100 ($15,000.00)---
---DOLLARS
cash in hand to us paid by Edwin H. Oliphant and wife, the undersigned Marie Louise Benson Oliphant, receipt of which is hereby acknowledged, we, Marie Louise Benson Oliphant, individually and as Executrix under the will of Cora Hite Benson, Joy May Benson Baker, Annie Jean Benson Wynne, and Roy Gordan Benson, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Edwin H. Oliphant and wife, Marie Louise Benson Oliphant, 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 part of Nobles 3.93 tract shown on the Plan of Sunrise Heights Addition, of record in Book 421, page 2, Register's Office for said County, and described according to a survey made by C. J. Carney, Surveyor, November 16, 1953, as follows:

Said part of said lot fronts 60 feet on the westerly side of Polensville Pike or State Highway No. 11, as widened, and runs back between parallel lines, along the northerly line of Lot No. 1 on said plan, 141 feet to an alley.

Being property vested in Roy Gordan Benson, Jr., Joy May Benson Baker, Annie Jean Benson Wynne, and Marie Louise Benson Oliphant, as devisees under the will of Cora Hite Benson, deceased, of record in Will Book 70, page 316, County Court.

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 H. Oliphant and wife, Marie Louise Benson Oliphant their heirs and assigns, forever.

And we do covenant with the said Edwin H. Oliphant and wife, Marie Louise Benson Oliphant, 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edwin H. Oliphant and wife, Marie Louise Benson Oliphant, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of December, 1953.

Joy May Benson Baker

Annie Jean Benson Wynne

Marie Louise Benson Oliphant
Individually and as executrix under will of Cora Hite Benson

Roy Gordan Benson Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, H. S. Hospitals, a Notary Public in and for said County and State, the within named Marie Louise Benson Oliphant, Joy May Benson Baker, Annie Jean Benson Wynne, and Roy Gordan Benson, Jr.,

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 Nashville, Tennessee, this 22 day of December, 1953.

Commission expires Jan. 5, 1960

H. S. Hospitals
Notary Public

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