WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by Lowell L. Benson and wife, Bernice Benson, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, T. T. Frazier and wife, Clestine E. Frazier
have bargained and sold, and by these presents do transfer and convey unto the said Lowell L. Benson and wife, Bernice Benson, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of lot No. 30 on the Map of Part of the Free Silver Plan, as of record in book 332, page 46, Register's Office for said County, described according to a survey made by John M. Sullivan, Civil Engineer, July 14, 1961, as follows:
Beginning on the northerly margin of Young's Lane at a point 280 feet east of the southeast corner of the property conveyed to Robert H. Steele and wife, by deed from H. L. Meadows, of record in book 1077, page 287, said Register's Office; thence north 20° 14' east 230 feet; thence north 85° 41' east 88.3 feet; thence south 21° 11'west 230 feet to the northerly margin of Young's lane; thence with the same westerly 87 feet to the beginning.
Being part of the real property conveyed to T. T. Frazier by deed from Willa Overton Cisner, dated January 13, 1956, filed January 25, 1956, and recorded in book 2490, page 101, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lowell L. Benson and wife, Bernice Benson, their
heirs and assigns, forever.

And we *do covenant with the said* Lowell L. Benson and wife, Bernice Benson,
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 1961 which are to be paid by Grantors.

And we, T. T. Frazier and wife, Clestine E. Frazier
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lowell L. Benson and wife, Bernice Benson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 4th *day of* August, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T. T. Frazier
Clestine E. Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Daisy Knox, *a Notary Public in and for said County and State,* T.T. Frazier and wife, Clestine E. Frazier
the within named 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* 5th *day of* August, *19* 61

Daisy Knox *Notary Public*

Commission expires February 2, 1964