WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees assume, take and agree to pay the unpaid balance of an indebtedness in the amount of Thirteen Thousand, Seven Hundred Ninety-Six Dollars and Sixty-Six Cents ($13,796.66) held by Amelia Jo Litterer of 3817 Richland Avenue, Nashville, Tennessee, which the grantees do assume, accept and agree to pay as a part of the purchase price for the premises conveyed and described hereinafter. Therefore, we,

Henry W. Marshall, et ux, Jean Gunn Marshall

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Edward B. Benzon, et ux, Shirley S. Benzon

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 34 and part of lot No. 35 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described as follows:

Beginning in the center of Fern Bank Drive at the corner of lots Nos. 33 and 34; thence with the line between said two lots, southeastwardly 445 feet to low water mark of Cumberland River; thence with said low water mark southwestwardly 111 feet to the northeast corner of the property conveyed to Billy Lewis Watson and wife, by deed from Marvin W. Wiles, of record in Book 2450, page 587, said Register's Office; thence with the line of said Watson property, as follows: Westwardly 125 feet; thence northwestwardly to the line between lots Nos. 34 and 35, at a point 205 feet west of the northeast corner of lot No. 35; thence with said line, westwardly 225 feet to the center of Fern Bank Drive; thence with same northeastwardly 100 feet to the beginning.

This conveyance is made subject to a perpetual easement of record in Book 2242, page 377, which applies to lot No. 34 of premises, and to a perpetual easement of record in book 2337, page 283, said Register's Office; which applies to lot No. 35 of premises.

Being the same property as conveyed to Henry W. Marshall, et ux, Jean Gunn Marshall, by Installment Deed, from Amelia Jo Litterer, as of record in Book 3099, page 164, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of Aug., 19 62

x Henry W. Marshall

x Jean Gunn Marshall

STATE OF TENNESSEE
COUNTY OF

Before me, James H. Dill, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry W. Marshall, et ux, Jean Gunn Marshall

the bargainer(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this, the 16th day of Aug. 62

James H. Dill
Notary Public

My commission expires Apr. 26, 1966