K 3677

Book No 7 Page 485

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00)
Ten and no/100 DOLLARS
cash in hand paid by Doris R. Benward
hereinafter referred to as the GRANTEE, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Edward N. Benward
hereinafter referred to as the GRANTOR have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, 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. 77 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said County.
Said Lot No. 77 fronts 75 feet on thenorth side of Guaranty Drive and runs back 153.8 feet on the westerly line and 178 feet on the easterly line to a dead line, which is a broken line, measuring 104.4 feet thereon.
Being the same property conveyed to Edward N. Benward and wife, Doris R. Benward, By Evans and Crockett, Inc., by deed of record in Book 2644, page 391, R.O.D.C.
The purpose of this conveyance is to vest in Grantee, the entire property in fee simple, free from any claims of Edward N. Benward.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. And we do covenant with the said GRANTEE 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, unless otherwise herein set out. 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 GRANTEE, their heirs and assigns against the lawful claims of all persons, whomsoever. Grantee assumes all liens and encumbrances.
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.

Witness my hand this 28 day of January 19 64
Edward N. Benward

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, William D. Cottleman, a Notary Public in and for said County and State, the within named Edward N. Benward

STATE TAX $ 4.50
PROBATE .50
TOTAL $ 5.00

the bargainors, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of January 19 64

FEB 6 1964
COUNTY COURT CLERK
DAVIDSON COUNTY

Commission expires Feb. 16, 1966
William D. Cottleman
Notary Public

TENNESSEE TITLE COMPANY

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Warranty Deed

From Edward N. Benward

To Doris R. Benward

12497

TENNESSEE TITLE COMPANY
LAW

REGISTER'S OFFICE
OF TENNESSEE
DAVIDSON COUNTY

Received for record FEB 6 day
A.D. 1964 1:49 o'clock P M.
Recorded in Book 1066 Page 25
Recording Fee $ 2.00
Register
By
Prepared by

208

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