WARRANTY DEED

BOOK 3951 PAGE 966

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. B. Benson	Home Federal Savings & Loan Assoc.	9D-1005
Route 2 Highway 70S (NAME: / STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (NAME: / STREET ADDRESS)	Map 127
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 51

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------

---------- *DOLLARS*

cash in hand to us paid by F. B. Benson and wife, Eddie S. Benson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; and subject to the terms and conditions of, and the debt secured by, instrument executed by G. A. Griffin and wife, to Charles Nelson, Jr., Trustee, as of record in Book 3800, page 35, to secure Home Federal Savings & Loan Association one note in the principal sum of $13,500.00, with interest at 5 percent per annum, and 1 percent service fee; principal, interest and service fee all payable $113.93 monthly; the principal balance of said note is $12,828.42.

PREPARED BY: HOFSTETTER & HOFSTETTER, Attorneys
304 American Trust Building
Nashville, Tennessee

We, G. A. Griffin and wife, Mary K. Griffin,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* F. B. Benson and wife, Eddie S. Benson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 9th, formerly 14th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, March 10, 1954, as follows:

BEGINNING at a point in the center of the Old Buffalo Road, south 70° east 157.5 feet from the northeast corner of the property conveyed to W. J. McPherson and wife, by deed from Ed Hows, et al, as of record in Book 1079, page 236, Register's Office; thence South 49° east 154 feet to an iron stake; thence south 45° west 391 feet to the center of U. S. Highway No. 70; thence with the center of said Highway, North 53° West 150 feet to a point; south 56° East 150 feet from the eastern boundary line of said McPherson property; thence North 45° East 402 feet to the beginning, containing 1.35 acres, more or less.

Being the same property conveyed to G. A. Griffin and wife, Mary K. Griffin, by deed from Houston O. Dodson and wife, of record in Book 3800, page 33, said Register's Office.

Said property is conveyed subject to restrictions recorded March 25, 1954, in Book 2272, page 283, said Register's Office, and to easement for right of way of Old Buffalo Road and U. S. Highway No. 70 lying within boundaries of said premises.

This is unimproved ( ) improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said F. B. Benson and wife, Eddie S. Benson, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* F. B. Benson and wife, Eddie S. 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 1965 taxes which are to be pro rated and assumed by grantees, and as set out hereinabove.

And G. A. Griffin and wife, Mary K. Griffin, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* F. B. Benson and wife, Eddie S. Benson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hands *this* 28th *day of* October, *19* 65., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. A. Griffin

Mary K. Griffin

BOOK 3951 PAGE 968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named G. A. Griffin and wife, Mary K. Griffin

~~and Ex Bx Beason and wife Exx Exx Beason~~

the bargainor, 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 28th day of October, 1965

Eunice Miller, Notary Public.

Commission Expires Nov. 2, 1965

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 23.25
PROBATE .50
TOTAL $ 23.75

OCT 28 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 28 1965

WARRANTY DEED

FROM

G. A. GRIFFIN, ET UX

TO

F. B. BENSON, ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

0 4 0 3 2

OCT 28 3 21 PM '65

MUNICIPAL TAX
RECORDING FEE $ 1.10
DEP. REG. _____

BOOK 3951 PAGE 969

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

225