WARRANTY DEED

BOOK 4000 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell H. Collins, Et Ux	Russell H. Collins, Et Ux	Map 83-7
(NAME) 2031 Benjamin Avenue	(NAME) 2031 Benjamin Avenue	Par. W27-15990
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville, Tenn. 37206	Par. 5
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($8,000.00)

Eight Thousand & No/100 DOLLARS

Cash in hand paid by Russell H. Collins and wife, Mary Ruth Collins, the Grantees hereinafter named, the Receipt of which is hereby Acknowledged,

I, Lillian Lankford Sheegog,

have bargained and sold, and by these presents do transfer and convey unto the said Russell H. Collins and wife, Mary Ruth Collins,

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

Being Lot No. 48 on the plat of the Pontotoc Subdivision, as of record in Book 547, Page 113, Register's Office for said County.

Said Lot No. 48 fronts 55 feet on the northerly side of Benjamin, formerly Locke, Street and runs back between parallel lines 156 feet to a dead line.

Said property was devised to Lillian Lankford Sheegog by will of Lucile Lankford Major, deceased, of record in Will Book 84, Page 219, County Court for said County.

The above described property is being conveyed subject to the following:

1. Easement for sanitary sewer granted the City of Nashville by Everett Carney, of record in Book 1280, Page 173, Register's Office for Davidson County, Tennessee.
2. The survey by W. W. Turner Company, dated March 7, 1951, shows a driveway along the westerly line of premises running from Benjamin Avenue partly located on the premises and the adjoining property to the west. All liability under this guaranty is excepted as to rights of parties to this driveway.

This is unimproved (X) improved property, known as 2031 Benjamin Avenue (House Number) (Street) Nashville, Tennessee 37206 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 Russell H. Collins and wife, Mary Ruth Collins, their *heirs and assigns, forever.*

And I *do covenant with the said* Russell H. Collins and wife, Mary Ruth Collins, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except Taxes for the year 1966 - Books not ready.

And I, Lillian Lankford Sheegog, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Russell H. Collins and wife, Mary Ruth Collins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23rd *day of* March, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lillian Lankford Sheegog

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, a Notary Public in and for said County and State, Lillian Lankford Sheegog,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 23 day of March, 19 66

L. O. Hardaway, Notary Public

Commission expires October 25, 1967

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 $ 12.60
PROBATE 50
TOTAL $ 12.50

MAR 25 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 25 1966

File of Hardaway Bros

22136

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 25 3 12 PM '66

NOTED: BOOK 113 PAGE 713
RECORDING FEE $ 2.00
DEP. REG. _____

WARRANTY DEED

FROM

Lillian Lankford Sheegog

TO

Russell H. Collins, Et Ux

Deed Prepared By:
David C. Rutherford, Atty.
306 Nashville Bank & Trust Bldg.
Nashville, Tenn.