K4050

This instrument prepared by: E. V. Williams, Attorney,
1116 Caruthers Avenue,
Nashville, Tennessee.

BOOK 4050 PAGE 845

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Benton, et ux (NAME:)	Murphree Mortgage Company (NAME:)	Map 132-5-19
4301 General Bates Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Parcel 16DA-
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	17233

For and in Consideration of the sum of - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - TEN and No/100 - DOLLARS cash in hand paid by George W. Benton and wife, Clarissa S. Benton, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration the said George W. Benton and wife, Clarissa S. Benton have assumed and agree to pay the unpaid balance of $6,179.98 of a note, dated June 10, 1954, executed by Arthur Retzke, Jr. and wife, Evelyn L. Retzke, to Murphree Mortgage Company in the original principal sum of $12,100.00, payable according to terms and conditions shown therein. Said note is secured by a Deed of Trust, of even date, executed by the said Arthur Retzke, Jr. and wife, Evelyn L. Retzke to Ferris C. Bailey, Trustee, of record in Book 2266, page 43, Register's Office for Davidson County, Tennessee.

We, ARTHUR RETZKE, JR. and wife, EVELYN L. RETZKE have bargained and sold, and by these presents do transfer and convey unto the said GEORGE W. BENTON and wife, CLARISSA S. BENTON 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. 82 on the Map of the 2nd Addition to Brookhaven Estates, as of record in Book 2133, page 49, Register's Office for said County.

Said Lot No. 82 fronts 120.27 feet on the west side of General Bates Drive and runs back between lines 428.6 feet on the north line and 444.7 feet on the south line to a dead line in the rear on which it measures 71.5 feet.

Being the same property conveyed to Arthur Retzke, Jr. and wife, Evelyn L. Retzke, by deed from Paramount Homes, Inc., dated June 10, 1954, filed for record June 15, 1954, and recorded in Book 2282, page 51, Register's Office for Davidson County, Tennessee.

Said property conveyed subject to the restrictions, limitations, and easements set out in an instrument of record in Book 1578, page 276, in Book 1786, page 501, and in Book 2154, page 458, said Register's Office and also subject to the Owner's Certificate as set out in the Plan of the 2nd Addition to Brookhaven Estates of record in Book 2133, page 49, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4301 General Bates Drive, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE W. BENTON and wife, CLARISSA S. BENTON their heirs and assigns, forever.

And we do covenant with the said GEORGE W. BENTON and wife, CLARISSA S. BENTON 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 as hereinabove assumed and taxes for the year 1966, said taxes having been prorated as of date hereof and assumed by the Grantees.

And WE, ARTHUR RETZKE, JR. and wife, EVELYN L. RETZKE do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GEORGE W. BENTON and wife, CLARISSA S. BENTON, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 26th day of August, 1966

Arthur Retzke Jr.

Evelyn L Retzke



STATE OF TENNESSEE
Davidson County.

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ARTHUR RETZKE, JR. and wife, EVELYN L. RETZKE

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 26th day of August, 1966.

Notary Public
At large

Commission Expires November 5, 1968.

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ARTHUR RETZKE, JR., ET UX

TO

GEORGE W. BENTON, ET UX

STATE TAX $ 3.10
PROBATE .50
TOTAL $ 3.60

AUG 26 1966

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

PAID AUG 26 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

4 1 2 5 7

AUG 26 10 43 AM '66

NOTED BOOK 4050 PAGE 848
RECORDING FEE $ 2.00
DEP. REG. ____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

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