FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Charles Robert Ervin Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1968.

Clayton B. Bracey
Notary Public

MY COMMISSION EXPIRES: July 28, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey, Chernau & Castleman, 218 3rd Ave. No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Charles Robt Ervin, Sr (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 118-9
3602 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 213
Nashville, Tn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ira N. Benson and wife, Effie B. Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES ROBERT ERVIN, SR. AND WIFE, MARY ELIZABETH ERVIN,

HEREINAFTER CALLED THE GRANTEES, 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. 9 on the Map of the Yearwood Subdivision, of record in Book 1424, page 48, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Lealand Lane, 95 feet southerly from the southeast corner of Lealand Lane and Draughon Avenue, said point being also the southwest corner of the property conveyed to Mary Kirkpatrick by deed from Oscar F. Noel et al, Trustees, of record in Book 1035, page 450, Register's Office for said County; thence with Kirkpatrick's southern boundary line south 87° 10' east 222.6 feet to a point on the western boundary line of Lot No. 10; thence with the line between said lots 9 and 10 south 0° 29' east 94.7 feet to the corner of Lots 9, 10, 19 and 20; thence with the line between Lots 9, 20 and 21, westwardly 152.6 feet to the northeast corner of Lot No. 22; thence with the line between Lots Nos. 9 and 22 westwardly 90 feet to a point on the easterly margin of Lealand Lane; thence with the easterly margin of said Lane north 10° 41' east 95 feet to the beginning.

Being the same property conveyed to Ira N. Benson and wife, Effie B. Benson, by deed from W. Louis Simpkins and wife, Jean C. Simpkins, Evelyn S. Ingram and Margaret S. Egger, and Louis Simpkins, Executor, under the will of Ellen T. Simpkins, deceased, of record in Book 4110, page 461, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1471, page 207; easements, setback lines, etc., as shown on plan of record in Book 1424, page 337, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3602 Lealand Lane, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand S this 25th day of July, 1968

Ira N. Benson

Effie B. Benson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Clayton B. Bracey, a Notary Public in and for said County and State, the within named Ira N. Benson and wife, Effie B. Benson,

the bargainor S, 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 25th day of July 19 68.

Commission expires July 28, 1970

Clayton B. Bracey
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

1-10-18,199 $22,000.00

WARRANTY DEED

FROM

IRA N. BENSON AND WIFE,

EFFIE B. BENSON

TO

CHARLES ROBERT ERVIN, SR.

AND WIFE, MARY ELIZABETH ERVIN

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 0 6 9 7 7

IDENTIF. REFERENCE

JUL 29 2 23 PM '68

JUL29 CONV 22,000.00
JUL29 S TAX A* 57.20
JUL29 PR FEE A* .50
JUL29 W DEED A* 3.00 * 60.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.