FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 1969.

Notary Public

MY COMMISSION EXPIRES: 2-10-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr. Atty. At Law 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Nichols etux	First Federal Savings & Loan	4D-31878
(NAME)	(NAME)	
211 Bonnalynn Drive	Union at Fourth Ave. North	Map 74-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn.	Nashville, Tennessee	Par 117
(CITY) (STATE) (P. O. ZIP)	(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, Martin D. Benson and wife, Erin C. Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald C. Nichols and wife, Roseanne W. Nichols

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. 190 on the Plan of Hermitage Hills, Section II, Revised, as of record in Book 2900, page 112, Register's Office for Said County.

Said Lot fronts 80 feet on the north side of Bonnalynn Drive and runs back between lines 145.6 feet on the east line and 147.7 feet on the west line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Martin D. Benson and wife, Erin C. Benson, by deed from Richard M. Murphy and wife, Karen Linder Murphy, of record in Book 4163, page 989, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage of record in Book 4163, page 990, Register's Office for Davidson County. Said mortgage being collected by First Federal Savings and Loan Association of Nashville. This conveyance also made subject to restrictive covenants of record in Book 3096, page 5, Register's Office for Davidson County, Tennessee, and to all applicable metropolitan government planning and zoning regulations.

This is unimproved {x} improved property, known as 211 (House Number) Bonnalynn Drive (Street) Hermitage, Tennessee (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 23rd day of June, 1969

Martin D. Benson

Erin C. Benson

STATE OF TENNESSEE
Davidson County

BOOK 4344 PAGE 690

Personally appeared before me, Robert E. Cagle, a Notary Public in and for said County and State, the within named Martin D. Benson and wife, Erin C. 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 23rd day of June 19 69

Commission expires 2-10-71

Robert E. Cagle
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

Martin D. Benson and wife,

Erin C. Benson

TO

Donald C. Nichols and wife,

Roseanne W. Nichols

Mail To:

Bob Eagle & Son
2418 Lebanon Rd.
Nashville, Tennessee 372

A 45529

IDENTIF. REFERENCE →

JUN 25 8 57 AM 69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN25 69 CONV 17,950.00

JUN25 69 S'TAX A* 46.54

JUN25 69 PR'FEE A* .50

JUN25 69 N'DEED A* 3.00 * 50.04