This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 211718

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
51-7-14 n.o.	Lawrence E. Partain 2015 Cedar Lane Nashville, Tennessee 37212	new owners BOOK 4357 PAGE 583
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11D-16965	1102 Saunders Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARGIE JANE BENSON and ANN BENSON MULLEN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LAWRENCE E. PARTAIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Section Four, Pleasant Acres, as of record in Book 2133, page 121, described as follows:

Beginning at a point on the westerly margin of Saunders Drive, at the common corner of Lots 13 and 14; thence with the line between said lots, westwardly 184.10 feet to a point; thence northwestwardly 150 feet to a point on the southeasterly margin of a 50-foot unnamed street; thence with the margin of said street, northeastwardly 195 feet to the beginning of a curve; thence along said curve, eastwardly 33.37 feet to the westerly margin of Saunders Drive; thence with the margin of the same, southeastwardly along a slight curve, 219.74 feet to the beginning.

Being the same property conveyed to Margie Jane Benson, a ½ undivided interest, by deed from Lloyd W. Pate and wife as of record in Book 2707, page 247, and to Ann Benson Mullen, a ½ undivided interest, by deed from Nona Bell Benson, as of record in Book 4197, page 850.

This conveyance is made subject to restrictions of record in Book 2298, page 445.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro Taxes, which have been prorated and assumed by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of August, 1969.

Ann Benson Mullen

Margie Jane Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4357 PAGE 584

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Margie Jane Benson and Ann Benson Mullen, 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, the 13th day of August, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lawrence Partain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF:hs

FROM MARGIE JANE BENSON and ANN BENSON MULLEN

TO LAWRENCE E. PARTAIN

A 50821

IDENTIF. REFERENCE

AUG 14 12 01 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 14 $	CONV	22,000.00			
AUG 14 $	S'TAX		A*	57.20	
AUG 14 $	PR'FEE		A*	.50	
AUG 14 $	W'DEED		A*	3.00	* 60.70

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public