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

WARRANTY DEED

TTC-213737

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 72-11 Pcl. 18	Mr/Mrs Warren Allen Same as Below	J. I.Kislak Mtg.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 15D-11340	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1417 Litton Avenue	LOAN OR ACCOUNT NO. 14272 PROPERTY IS [X] 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,**

ROBERT L. BENTON and wife, DOROTHY B. BENTON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WARREN ALLEN and wife, CLARA ALLEN

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. 1 on the Plan of Batson & Oakley's Subdivision, not of record, described according to a copy of a survey by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the northerly margin of Litton Avenue, a common corner of Lots 1 and 2; thence with the line between said lots, northerly 188 feet to a point in the southerly line of Lot 6; thence along the southerly line of Lots 6 and 7, easterly 58.2 feet to a point; thence southerly 188.3 feet to the northerly margin of Litton Avenue; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Robert L. Benton and wife, Dorothy B. Benton, by deed from Robert L. Benton, as of record in Book 4105, page 543.

This conveyance is made subject to restrictions of record in Book 1454, page 121; and an easement for sanitary sewer and/or storm drainage as of record in Book 4215, page 88.

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.

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 3rd day of January, 1970.

Robert L. Benton
Robert L. Benton

Dorothy B. Benton
Dorothy B. Benton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4390 PAGE 588

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert L. Benton and wife, Dorothy B. Benton 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 3rd day of January, 1970.

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
$10,750.00 Amount

Warren Allen

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1970
MY COMMISSION EXPIRES: July 26, 1970. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM ROBERT L. BENTON and wife

TO WARREN ALLEN and wife

465472

IDENTIF. REFERENCE

JAN 8 12 12 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JAN-8 CONV 10,750.00 ary Public in and for the State and County aforesaid, personally appeared JAN-8 S TAX and A* 27.82, with whom I am personally acquainted, and who upon oath acknowledged A* .50 to be the _____ and JAN-8 RD FEE W DEED, respectively, of A* 3.00 * 31.32, 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