BOOK 4395 PAGE 506

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Clara Mae Benedict	Same	Map 95-4
(NAME:)	(NAME:)	Par. 192
112 Spring Valley Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tennessee 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	CW

For and in Consideration of the sum of One ($1.00) Dollar cash in hand paid and for the love and affection we have for our daughter, Clara *DOLLARS* Mae Benedict, and other valuable consideration, the receipt of which is hereby acknowledged, we Irving Benedict and wife, Mae Compton Benedict.

Price $1.00 + Love + Affection

Affiant E. Mae Benedict

NOTARY PUBLIC
Robert E Baker

commission expires

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 20,000. Affiant Clara Mae Benedict

Subscribed and sworn to before me this 5 day of Feb 1973

Deputy Register B Rumble

Robert E Baker

have bargained and sold, and by these presents do transfer and convey unto the said Clara Mae Benedict, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly part of lot No. 37 on the plan of Bluefields, Bransford Realty Company's Subdivision of Sam P. Sweeney's Farm, 3rd District of said County, as of record in book 843, page 16, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Spring Valley Road, at the northeast corner of lot No. 37; running thence on a southwesterly direction, along the westerly margin of Spring Valley Road, 100 feet to a point; thence in a straight line and in a westerly direction 283 feet, more or less, to a point in the westerly boundary line of said lot No. 37, which point is 160 feet south of the northwest corner of said lot, as measured along the rear boundary line of said lot No. 37; running thence in a northerly direction, along the westerly boundary line of said lot No. 37, 160 feet to a point, being the northwest corner of said lot; running thence in an easterly direction, along the northerly boundary line of said lot No. 37, 384.3 feet, more or less, to the point of beginning.

Being the same property conveyed to E. C. Vinson by deed from Roy A. Jordan and wife, of record in book 2025, page 59, said Register's Office.

Being the same property, conveyed to Irving Benedict and wife, Mae Compton Benedict, by deed from E. C. Vinson of record in Book 2043, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive convenants contained in book 737, page 258, said Register's Office.

unimproved ( )
This is improved (X) property, known as 112 Spring Valley Road Donelson, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clara Mae Benedict, her *heirs and assigns, forever.*

And we *do covenant with the said* Clara Mae Benedict *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.*

And we, Irving Benedict and wife Mae Compton Benedict *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clara Mae Benedict, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 31st *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

His Mark (X)
Irving Benedict

Mae Compton Benedict

May Compton Benedict

Mae Compton Benedict

THIS INSTRUMENT PREPARED
BY KENNETH HARWELL, ATTORNEY
1418 PARKWAY TOWERS
NASHVILLE, TENNESSEE

BOOK 4395 PAGE 508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert E Boyd, a Notary Public in and for said County and State, the within named Irene Benedict & Wm Simpson Benedict

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 ___ day of ___, 1970.

Robert E Boyd, Notary Public.

Commission Expires May 5 1973

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Irving Benedict et ux

TO

Clara Mae Benedict

A 6 7 6 2 0

FEB 2 3 30 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

FEB-2?? CONV 20,000.00
FEB-2?? S'TAX B* 52.00
FEB-2?? PR'FEE B* 50
FEB-2?? W'DEED B* 6.00 * 58.50

BOOK 4395 PAGE 509

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE