TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4397 PAGE 29	MAP-PARCEL NUMBERS:
Larry T. Bennett and wife (NAME)	Murphree Mortgage Company (NAME)	15DA-38311
1433 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Map. 72-15
Nashville, Tennessee, 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee, 37219 (CITY) (ZONE) (STATE)	Par. 307

For and in consideration of the sum of $10.00- -
Ten and No/100- -DOLLARS,
Cash in hand paid by Larry T. Bennett and wife, Virginia M. Bennett, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

JAMES E. POSEY AND WIFE, EVA R. POSEY,

have bargained and sold, and by these presents do transfer and convey unto the said LARRY T. BENNETT AND WIFE, VIRGINIA M. BENNETT, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 3 on the Map showing the Subdivision of the Bradford and McClure Lands, being a re-subdivision of certain lots in the Brownsville Plan as of record in Book 21, Page 9, Register's Office for said County.

Beginning at an iron pin in the southeast intersection of Riverside Drive and McKinnie Avenue; thence with the margin of Riverside Drive South 13° West 150 feet to a point; being the northwest corner of the lot conveyed to Paul V. Guiles and wife, by deed from G. J. Ingraham and wife, of record in Book 2346, Page 3, said Register's Office; thence with the Guiles northerly line, southeasterly 182 feet to a point; thence north 2° East 234 feet to a stake in the southerly margin of McKinnie Avenue; thence with the margin of the same, southwesterly 22.7 feet to the point of beginning.

Being the same property conveyed to Hazel V. Posey, of record in Book 2[illegible]1, Page [illegible], said Register's Office, and to James E. Posey, under the will of Hazel V. Posey, deceased, recorded in Will Book [illegible], Page 162, Probate Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, known as 1433 Riverside Drive, Nashville, Tennessee, 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 30th day of January, 1970.

[signatures]

This deed prepared by Frank F. Reynolds, Atty., American Trust Bldg., Nashville, Tennessee.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Posey and wife, Eva R. Posey, the bargainors, 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 Madison, Tennessee,

this 30th day of January, 1970.

Commission expires May 10, 1971. Notary Public [signature]

TENNESSEE TITLE COMPANY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 15,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Larry T. Bennett
Affiant

Subscribed and sworn to before me this the 30 day of Jan. 1970

[signature]
Notary Public

Commission Expires: May 10, 1971.

Warranty Deed

FROM
JAMES E. POSEY AND WIFE,
EVA R. POSEY,
To
LARRY T. BENNETT AND WIFE,
VIRGINIA M. BENNETT.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 100 - HESSEY

Mail
Thomas Hallibuston Collier & Porter
22 Jas Robertson Pkwy
Nashville, Tenn.

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A 68280

IDENTIF. REFERENCE

FEB 10 3 25 PM '70

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 10 70	CONV	15,000.00	B*	39.00	
FEB 10 70	S'TAX		B*	.50	
FEB 10 70	PR'FEE		B*	3.00	* 42.50
FEB 10 70	W'DEED				