WARRANTY DEED

BOOK 4411 PAGE 95

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DELMER H. PEPPERS and wife WYLENE W. ~~PEPPERS~~	DELMER H. PEPPERS and wife, WYLENE W. ~~PEPPERS~~	Map. 163-1
258 Cathey Dr Dawn (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	Pcc. 139
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- Dollars,

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption of the payment in full of a certain debt to Wishy Sales, Inc. secured by Deed of Trust of record in Book 4329, page 823, Register's Office for Davidson County, Tennessee

I, JAMES H. BENSON

have this day bargained and sold, and do hereby transfer and convey unto the said DELMER H. PEPPERS and wife, WYLENE W. PEPPERS, their (successors), heirs and assigns, a one-half (1/2) undivided interest in ~~(successors), heirs and assigns~~ certain real estate in Davidson County, Tennessee, as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Parcel B on the Plan of the RE-Subdivision of Commercial Tract No. 2 of the Grinnell Tracts, as of record in Book 3842, page 266, Register's Office for Said County, described as follows to-wit;

Beginning at an iron pin on the southeasterly right-of-way of Charlotte Pike, said iron pin being 504 feet northeast from the extension of the center line of American Road; thence with said right-of-way North 43° 40' East, 115 feet to an iron pin; thence South 39° 13' East, 201.57 feet to an iron pin; thence South 43° 40' West, 90 feet to an iron pin; thence North 46° 20' West, 200 feet to an iron pin, the point of beginning.

Being part of the property conveyed to JAMES H. BENSON, unmarried, and DELMER H. PEPPERS and wife, WYLENE W. PEPPERS, by deed from T.M. Grinnell, Trustee, with full power by deed of record in Book 4329, page 820, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this the 2 day of April 1970

Affiant James H Benson

My commission expires (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ---------- (House Number) ---------- (Street) ---------- P. O. Address: NASHVILLE, TENNESSEE (City or Town)

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in said real estate, with the appurtenances, estate, title and interest belonging to the said DELMER H. PEPPERS and wife, WYLENE W. PEPPERS, their (successors), heirs and assigns forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except by owners certificate, 30 foot setback line from Charlotte Pike as shown on record in Book 3842, page 266, taxes for 1970 to be paid by the Grantee, Deed of Trust hereinabove subject to which this conveyance is executed. I covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said DELMER H. PEPPERS and wife, WYLENE W. PEPPERS, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 2nd day of April, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James H Benson

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* [illegible], *the within named bargainor,* [illegible], *with whom I am personally acquainted, and who acknowledged that* [illegible] *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* [illegible] *day of* April, *19*71

[illegible] *Notary Public*

Commission expires 5-23-73

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 .....

A 74507

IDENTIF. REFERENCE

APR 15 3 33 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 15	CONV	30,000.00			
APR 15	S'TAX		A*	78.00	
APR 15	PR'FEE		A*	.50	
APR 15	W'DEED		A*	3.00	* 81.50

WARRANTY DEED
FROM
JAMES H. BENSON
TO
DELMER H. PEPPERS, ET UX

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2856
NASHVILLE, TENNESSEE