FILE:
Nashville Mortgage & Realty Co.

BOOK 4473 PAGE 511

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

HIAWATHA BENNETT, JR., ET UX

For draftsman's use

This instrument prepared by:
Nashville Mortgage and Realty Company
210 Stahlman Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hiawatha Bennett, Jr. et ux (NAME)	Nashville Mortgage and Realty Company (NAME)	13D 20785
3204 Lincoln Avenue (STREET ADDRESS OR ROUTE NUMBER)	210 Stahlman Building (STREET ADDRESS)	Map. 70-9
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 7

(FOR REGISTER'S USE)

B01856

IDENTIF. REFERENCE

JAN 13 4 13 PM '71

FELIX ... II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 15,150.00 Hiawatha Bennett Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1971.

William ... Jr.
Notary Public

MY COMMISSION EXPIRES: May 5, 1971

(AFFIX SEAL)

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, receipt of which is hereby acknowledged:

I, Andrew Ewing, Trustee have bargained and sold, and by these presents do transfer and convey unto the said Hiawatha Bennett, Jr., and wife, Mary D. Bennett heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2 on the Plan of Lincoln Avenue Subdivision, of record in Book 4350, page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 115.00 feet on the northeasterly side of Lincoln Avenue, and runs back between lines, 99.09 feet on its northeasterly line, and 80.00 feet on its southeasterly line, to a line in the rear, its common boundary with Lot No. 3 on which it measures 115.83 feet.

BEING the same property conveyed to Andrew Ewing, Trustee, by deed from John N. Brown and wife, Rita Faye Brown, of record in Book 4400, page 326, Register's Office for Davidson County, Tennessee.

JAN 13	CONV	15,150.00		
JAN 13	S TAX		A* 39.26	
JAN 13	PR FEE		A* .50	
JAN 13	W DEED		A* 3.00	* 42.76

BOOK 4473 PAGE 512

WD-2

This is unimproved ( ) improved (X) property, known as 3204 Lincoln Avenue (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee (Postal Zone) 37218

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hiawatha Bennett, Jr., and wife, Mary D. Bennett their heirs and assigns, forever.

And I do covenant with the said Hiawatha Bennett, Jr., and wife, Mary D. Bennett that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Andrew Ewing, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Hiawatha Bennett, Jr., and wife, Mary D. Bennett, their heirs and assigns against the lawful claims of all persons whomsoever. In so far as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 8th day of January, 1971

Andrew Ewing, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 1971.

Betty Poage, Notary Public

Commission expires 10-26-71

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 singing the name of the corporation by self as .

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

, Notary Public.

Commission expires .