This instrument was prepared by Wm. H. Lassiter, Jr., Attorney, 22nd Floor, L & C Tower, Nashville, Tennessee.

WARRANTY DEED

(CORPORATE FORM)

BOOK 4477 PAGE 382

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Edward Connelly (NAME)	Same (NAME)	
Estates Lot 13, Wildwood Valley (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	7D-37605
Old Hickory Boulevard Brentwood, Tennessee (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) - *Dollars*; cash in hand paid by William Edward Connelly and wife, Jane Buchi Connelly, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

W. R. Benneyworth & Co., Inc., a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said* William Edward Connelly and wife, Jane Buchi Connelly, their *(XXXXX), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Section II, Wildwood Valley Estates, as of record in Book 3700, page 40, Register's Office for said County.

Said Lot No. 13 fronts 280 feet on the southerly side of Old Hickory Boulevard, and runs back 294.9 feet on the west line and 311 feet on the east line to a dead line in the rear on which it measures 294.7 feet.

Being the same property conveyed to W. R. Benneyworth & Co., Inc., by deed from Hillsboro-Harpeth Corporation, of record in Book 4282, page 909, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 70,000.00

W. R. Benneyworth
Affiant

Subscribed and sworn to before me, this the 29 day of January 1971

My commission expires: February 5 1972 (Affix Seal)

Elizabeth K. Pearl
Notary Public

unimproved ( )
This is improved (X) property, known as Old Hickory Boulevard, Brentwood, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William Edward Connelly and wife, Jane Buchi Connelly, their (XXXX), *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*, except for 1970 taxes, which Buyer has been given credit for at closing, and which will be paid by Buyer.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 29th *day of* January, 1971, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. R. BENNEYWORTH & CO., INC.

By: W. R. Benneyworth
President

ATTEST:

Dorothy B. Benneyworth
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth K. Seale, a Notary Public of the State and County aforesaid, personally appeared W. R. Benneyworth & wife, Dorothy B. Benneyworth with whom I am personally acquainted, and who, upon oath, acknowledged them selves to be the Secretary & President of the W. R. Benneyworth & Co., Inc. the within named bargainor, a corporation, and that they as such Sect'y & President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President & Secretary

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29th day of January, 19 71.

Signature of Notary Public

Commission expires February 5, 1972

Mail to:
Lee H. Rawlins
22nd Fl. 1st Tenn

WARRANTY DEED

FROM

W. R. BENNEYWORTH & CO., INC.

TO

WILLIAM EDWARD CONNELLY, ET UX.

FEB-2??	CONV	70,000.00			
FEB-2??	S'TAX		A*	182.00	
FEB-2??	PR'FEE		A*	.50	
FEB-2??	W'DEED		A*	3.00	* 185.50

303689

IDENTIF. REFERENCE

FEB 2 3 49 PM '71

FELIX Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE