BOOK 4502 PAGE 345

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robert G. Benson (NAME:)	same (NAME:)	Map 116-13-C
Apt. 72, 105 Leake Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 72
Nasnville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail to

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, EVANS-CAIN COMPANY, a partnership composed of Ross Evans, Jr., and John E. Cain, III, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT G. BENSON AND WIFE, MAGGIE MAI BENSON hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows: To-wit:

Apartment No. 72 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, to which reference is hereby Made. Parking Space No. 39 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

The Grantors do hereby covenant with the Grantees that, in exercising their rights under Item (iii) of Section 3, as stated on Page 3 of the said Master Deed, the present ratio of parking area in relation to the square footage of the existing building of Belle Meade Tower, a condominium, will not be reduced.

This is improved property known as Apt. No. 72, 105 Leake Avenue, Nashville, Tennessee 37205.

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 apartment 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 apartment to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Taxes for the year 1971, are a lien on the apartment and are assumed by Grantee.

WITNESS my hand on this 11 day of MAY 19 71.

EVANS-CAIN COMPANY

by John E. Cain
Partner

BOOK 4502 PAGE 346

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Cain, III 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 Nashville, Tennessee this 11th day of May, 1971.

Kenneth Lyon
Notary Public

My Commission expires:
10/30/74

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,100.00.

Subscribed and sworn to before me, this the 11th day of May, 1971.

John L. Cain, III
Affiant

Kenneth Lyon
Notary Public

My Commission expires:
10/30/74

B 15005

IDENTIF. REFERENCE

MAY 17 2 20 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 17 E	CONV	46,100.00	A* 119.86	
MAY 17 E	S'TAX		A* .50	
MAY 17 E	PR'FEE		A* 3.00	* 123.36
MAY 17 E	W'DEED			

mail to new owner