This Instrument Was Prepared By
READ E. FOLK, JR., Attorney
1829 Clerhorn Ave., Nashville, Tenn.

WARRANTY DEED

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-8-100	Mr/Mrs Herbert E. Benson same as below	Kimbrough-Kavanaugh & Associates James Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-32545	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4925 Monterey Drive	LOAN OR ACCOUNT NO. G-105778
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of whichis hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated May 21, 1954, in the original principal sum of $11,000.00, payable to Kimbrough-Phillips Company, in monthly installments of $61.70, including interest at 4½% per annum, and being secured by a deed of trust executed by James E. Chitwood and wife to Miller Kimbrough, Trustee, as of record in Book 2262, page 437,

VERA SIMMONS
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HERBERT E. BENSON and wife, ELIZABETH BENSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 274 on the Map of Section Four, Crieve Hall Estates, as of record in Book 2133, page 80.

Said Lot No. 274 fronts 154.8 feet on the westerly side of Monterey Drive and runs back between lines 184.5 feet on the northerly side and 205.3 feet on the southerly side, to a dead line in the rear and measures 134 feet on said dead line.

Being the same property conveyed to Vera Simmons, by deed from James E. Chitwood and wife, Viola G. Chitwood, as of record in Book 2690, page 419, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2245, page 38.

JUN21	CONV	22,000.00				
JUN21	STAX		A*	57.20		
JUN21	RFEE		A*	.50		
JUN21	RDEED		A*	3.00	*	60.70

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which are assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of June, 19 71

Vera Simmons

Vera Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4513 PAGE 120

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Vera Simmons the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of June, 19 71.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF ~~TENNESSEE~~ NEW YORK }
COUNTY OF ~~DAVIDSON~~ Erie }

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

$ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE 19 71

MY COMMISSION EXPIRES: 3/30/73 (AFFIX SEAL)

Notary Public NEW YORK STATE

WILLIAM G. COLEMAN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 30, 1973

WARRANTY DEED
REF: mas

FROM
VERA SIMMONS

TO
HERBERT E. BENSON AND WIFE

B 1 9 8 1 3

IDENTIF. REFERENCE

JUN 21 2 36 PM '71

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Ret Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public