BOOK 4532 PAGE 290 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,650.00

N. J. Ruffing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 71

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Tel. 255-6661
JAY C. EVANS, ATTORNEY, 327 Union St., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Smith & Mary Benson (NAME)	Fidelity Federal S. & L. Assn. (NAME)	Map 91-8 Parcel 55
1009 43rd Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St., (STREET ADDRESS)	
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pd

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, .Ned Ruffing and wife Mamie J. Ruffing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Smith Benson and wife Mary Benson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of L. H. Davis' Subdivision of Lot No. 41 in Clifton, as of record in Book 57, page 100, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the westerly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to the bargainors by deed from Charles Spann and wife Alene Spann, as of record in Deed Book 3767, Page 423, of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1009 43rd Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 land 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 land 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.

Witness our hands this 25th day of August, 19 71

N. J. Ruffing

Mrs Mamie J. Ruffing

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Rora Chauncey, a Notary Public in and for said County and State, the within named Ned Ruffing and Mamie J. Ruffing

the bargainor S, 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 25th day of August 19 71

Commission expires May 28-1974 Rora Chauncey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____
Notary Public.

019,622-4

WARRANTY DEED

FROM

Ned Ruffing, and wife,

TO

Mamie J. Ruffing

Smith Benson, and wife,

Mary Benson

3284 03

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

Aug 27 9 40 AM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

AUG 27 71 CONV *6,650.00
AUG 27 71 S'TAX A* 17.16
AUG 27 71 R'FEE A* .50
AUG 27 71 W'DEED A* 4.00 * 21.66

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.