WARRANTY DEED

BOOK 4536 PAGE 845

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lucius E. Burch, III	Same	BM06460
et ux, Patricia Burch	(NAME)	Map No. 116-10
301 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 94
Bellemeade, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	inp

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged.

ROBERT G. BENSON

have this day bargained and sold, and do hereby transfer and convey unto the said LUCIUS E. BURCH, III and wife, PATRICIA BURCH

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 11, in A. M. Bransford's Subdivision of Lots 29-34, and 43 in First Bellemeade Subdivision, Plan of record in Book 421, page 139, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Jackson Boulevard being the common front corners of Lots 10 and 11; thence southwardly 275 feet to a point on the northerly boundary of Lot No. 12, which is also the common rear corners of Lots 10 and 11; thence westwardly crossing East Deer Park Circle 167 feet to a point; thence northwardly 281 feet to a point in the southerly margin of Jackson Boulevard; thence eastwardly along said margin of said Boulevard, crossing East Deer Park Circle again 220 feet to the point of beginning.

EASEMENT for a 30-foot wide public road of the City of Bellemeade known as East Deer Park Circle, which runs north and south in the westerly side of said lot, is included in the above description, and the conveyance is made subject thereto.

BEING the same property conveyed to Robert G. Benson, by deed from Thomas Pickens, of record in Book 675, page 397, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 15th day of September 19 71

My commission expires: Nov 3, 1971 (Affix Seal)

Affiant Lucius E. Burch

Notary Public Doyle W. Pickens

This is improved ( ) unimproved ( ) property, known as 301 Jackson Boulevard (House Number) (Street) Bellemeade 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 LUCIUS E. BURCH, III and wife, PATRICIA BURCH their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for taxes for the year 1971 which are assumed by the purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LUCIUS E. BURCH, III and wife, PATRICIA BURCH their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand $ this 14th day of September, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I, Maggie Mai Benson join in this conveyance for the purpose of conveying any and all right, title and interest which I may have in the hereinabove described property.

Maggie Mai Benson — Maggie Mai Benson

Robert G. Benson — Robert G. Benson.

This instrument prepared by: Louis Farrell, Jr.
916 J. C. Bradford Building
Nashville, Tennessee 37219

BOOK 4536 PAGE 846

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bruce W. Pickens, *a Notary Public in and for said County and State,* Robert G. Benson and Maggie Mai Benson, *the within named 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* 14th *day of* September, *19* 71.

Bruce W. Pickens *Notary Public*

Commission expires Nov. 3, 1971

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 signing the name of the corporation by* _____*self as* _____.

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

_____ *Notary Public*

Commission expires _____

SEP 15 71 · CONV 75,000.00
SEP 15 71 STAX A* 195.00
SEP 15 71 PRFEE A* .50
SEP 15 71 W'DEED A* 4.00 * 199.50

WARRANTY DEED

FROM

ROBERT G. BENSON

TO

LUCIUS E. BURCH, III

and wife, PATRICIA BURCH

B 3 0 5 3 6

IDENTIF. REFERENCE

SEP 15 1 27 PM '71

FELIX Z. WILSON 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

Return to
Geo. D. Wallace & Brother
204 Hamilton Road-37201