WARRANTY DEED

BOOK 4548 PAGE 647

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Benson Publishing Company, Inc. (NAME:)	SAME (NAME:)	Map 50
1625 Broadway Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 45
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & 00/100 ($10.00)---------- *DOLLARS*

cash in hand paid by John T. Benson Publishing Company, Inc., receipt of which is acknowledged, and the assumption by the grantee of the unpaid balance of the vendor's lien retained in the installment deed of record in Book 4350, Page 60, Register's Office of Davidson County, Tennessee; the release of grantors from a certain note to First American National Bank; and the release of the grantors of their unsecured obligations to the grantee; and the execution by the grantee to grantors of its note of even date secured by vendor's lien in the principal amount of $20,000.00, payable on demand, with interest at 7% per annum, payable quarterly, we, John T. Benson, III and Robert G. Benson, Trustees of the Benson Land Trust,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN T. BENSON PUBLISHING COMPANY, INC. ITS SUCCESSORS ~~XXXXX~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the Twelfth Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, dated August 19, 1969, as follows:

BEGINNING on the westerly margin of Dickerson Road, said point being the northeast corner of the property conveyed to Carl W. Smithson, et al, of record in Book 4347, Page 981, Register's Office for said County; Thence north 86 deg. 59' west 513.36 feet; thence north 10 deg. 04' west 200 feet; thence north 81 deg. 47' east 500.26 feet to the westerly margin of Dickerson Road; thence with the same, south 10 deg. 04' east 300 feet to the beginning.

BEING the property conveyed by George Hicks and wife, Sallie R. Hicks to John T. Benson, III and Robert G. Benson, Trustees, by deed of record in Book 4350, Page 60, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,200.00

Affiant

Subscribed and sworn to before me this the 27th day of October, 1971

Notary Public

My commission expires: 10/27/75 (Affix Seal)

This instrument prepared by: Louis Farrell, Jr.
916 J. C. Bradford Bldg.
37219

unimproved (X)
This is improved ( ) property, known as None (House Number) Dickerson Road (Street), Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN T. BENSON PUBLISHING COMPANY, INC. ITS SUCCESSORS ~~heirs~~ *and assigns, forever.*

And WE *do covenant with the said* JOHN T. BENSON PUBLISHING COMPANY, INC. *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,* except as shown.

And WE *do further covenant and bind* OUR SUCCESSORS ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* JOHN T. BENSON PUBLISHING COMPANY, INC. ITS SUCCESSORS ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness OUR *hand* S *this* 26th *day of* October, *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.*

TRUSTEES OF BENSON LAND TRUST FUND

BY: John T. Benson, III

John T. Benson, III

Robert G. Benson

Robert G. Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4548 PAGE 649

Personally appeared before me, John W. Clay, Jr., a Notary Public in and for said County and State, the within named John T. Benson, III and Robert G. Benson, Trustees

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 26th day of October, 1971.

John W. Clay Jr., Notary Public.

Commission Expires My Commission Expires August 12, 1973

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

John T. Benson, III, and
Robert G. Benson, Trustees
Benson Land Trust

TO

John T. Benson Publishing
Company, Inc.

B 3581 7

IDENTIF. REFERENCE

OCT 28 11 23 AM '71

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT28-'71 DEED CONV 67,200.00 A* 17.72
OCT28-'71 MTGE TAX A* 50
OCT28-'71 A* 800
OCT28-'71 * 18322

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

BOOK 4548 PAGE 650