BOOK 4590 PAGE 35

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,500.00 James Robert Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1972

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Benson (NAME)	Mortgage Associates, Inc. (NAME)	15DA-05205
1066 Zophi Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	72-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	193

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, Thomas E. Phillips et ux Linda Joyce Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Robert Benson et ux Juda Sells 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. 35 on the Revised and Corrected Map of the Subdivision of the Casper Zophi Place, as of record in Book 547, Page 22, Register's Office for said County.

SAID Lot No. 35 fronts 50 feet on the southerly side of Zophi Avenue, and runs back between parallel lines 145 feet to an alley, whereon it measures 50 feet.

BEING the same property conveyed to Thomas E. Phillips, then a single person, by deed from Charles Joseph Ladd and Betty O'Malley and husband, Joseph E. O'Malley of record in Book 3649, Page 229, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1066 Zophi Avenue, Nashville, Tennessee
(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 GRANTEE(S), 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 hand s this 29th day of March, 1972

Thomas E. Phillips

Thomas E. Phillips

Linda Joyce Phillips

Linda Joyce Phillips

BOOK 4590 PAGE 36

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Thomas E. Phillips et ux Linda Joyce Phillips

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 29th day of March 19 72

Commission expires 5/10/75

Notary Public

STATE OF TENNESSEE
Davidson County

W. K. Georgas, Jr.

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

THOMAS E. PHILLIPS ET UX

LINDA JOYCE PHILLIPS

TO

JAMES ROBERT BENSON ET UX

JUDA SELLS BENSON

B 5 4 6 5 6

IDENTIF. REFERENCE

APR 5 11 47 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-5-72	CONV	14,500.00			
APR-5-72 STAX			A*	37.70	
APR-5-72 PRFEE			A*	.50	
APR-5-72	WDEED		A*	4.00	* 42.20

Edward Sedom
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219