# WARRANTY DEED

BOOK 4627 PAGE 571

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| M. R. Bess, Trustee (NAME) | Same (NAME) | |
| Rt #1 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 162 |
| Antioch Tenn (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | P/O 65 P/O |

Mad

*For and in Consideration of the sum of* TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

| | | | | | | |
|---|---|---|---|---|---|---|
| AUG 14 72 | CONV | *1,200.00 | | | | |
| AUG 14 72 | S TAX | | A* | 3.12 | | |
| AUG 14 72 | PR FEE | | A* | .50 | | |
| AUG 14 72 | W DEED | | A* | 6.00 | * | 9.62 |

This Instrument Prepared from Information
Submitted to Phillip Saindon, Attorney,
301 Stahlman Bldg., Nashville, Tennessee

We, M. R. Bess and wife, Josephine Y. Bess,
/ *have bargained and sold, and by these presents do transfer and convey unto the said* M. R. Bess, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land lying in the 5th Civil District, Davidson County, Tennessee, said tracts being on the east side of Benzing Road.

Tract "B": Beginning at a point in the center of Benzing Road, said point being where the common property line between M. R. Bess, et ux, and Barney Carroll, et ux, intersects same; thence with said common property line south 84° 00' east, 658.08 feet to a point; thence south 28° 41' west, 436.24 feet to a point; thence north 58° 41' west, 602.00 feet to a point in the center line of said Benzing Road; thence with said center line north 26° 56' east, 103.00 feet to a point; thence north 25° 45' east, 52.00 feet to the point of beginning, and containing an area of 4.11 acres, more or less.

Including but excluded from the above description is any right-of-way belonging to the Metropolitan Government of Nashville and Davidson County, Tennessee, for Benzing Road.

The same being a part of the M. R. Bess property as of record in Book 3918, page 703, Register's Office Davidson County, Tennessee, and a portion of the Luther Jordan property as of record in Book 2600, page 414, Register's Office Davidson County, Tennessee.

Tract "C": Beginning at a point in the center line of Benzing Road, said point being further described as being 155 feet, more or less, south of where the southerly property line of the Barney Carroll property intersects the center line of Benzing Road; thence leaving said

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,200.00

Subscribed and sworn to before me, this the 14th day of August 1972

M. R. Bess
Affiant

My commission expires:

(AFFIX Seal)

Notary Public

road center line south 58° 41' east a distance of 602.00 feet to a point; thence south 28° 41' west a distance of 310.0 feet to a point; thence north 58° 51' west a distance of 402.24 feet to a point in the property line fence between the M. R. Bess property and the Luther Jordan property; thence with said property line fence north 3° 06' east a distance of 65.0 feet to a point; thence north 25° 22' west a distance of 206.46 feet to a point in the center line of Benzing Road; thence with said center line north 26° 56' east a distance of 140.58 feet to the point of beginning and containing an area of 4.0 acres.

Being a portion of the same properties conveyed to M. R. Bess and wife Josephine Y. Bess, from Clifford Thomas, Sr. and wife, Louise S. Thomas, as of record in Deed Book 3918, page 703, and also a portion of the property conveyed to M. R. Bess and wife from Luther Jordan as of record in Book 4447, page 577, Register's Office Davidson County, Tennessee.

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) ..... (Street) ..... 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* M. R. Bess, Trustee, his successors in trust ~~heirs~~ *and assigns, forever.*

*And* we *do covenant with the said* M. R. Bess, Trustee, *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.*

*And* we, M. R. Bess and wife, Josephine Y. Bess, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M. R. Bess, Trustee, his successors in trust ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 14 *day of* Aug., 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. R. Bess

Josephine Y. Bess

BOOK 4627 PAGE 573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alma Lee Ridley, a Notary Public in and for said County and State, the within named M. R. Bess and wife, Josephine Y. Bess,

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 14 day of Aug, 1972

Alma Lee Ridley, Notary Public.

Commission Expires May 21, 1973

STATE OF
COUNTY OF

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

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 a , 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

IDA HEFFERREECE
AUG 11 3 44 PM '72
FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TENN.