(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4669 PAGE 246

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin W. Benson, Jr. et ux	(same)	11D 78270
(NAME) Berwick Trail	(NAME)	52-6
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn.	(STREET ADDRESS)	37
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	6W

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars,

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

MADDUX CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, hereinafter called the grantor,

has ~~this~~ es this day bargained and sold, and do hereby transfer and convey unto

EDWIN W. BENSON, JR. AND WIFE, ALICE FAY BENSON,

herein called the grantees, their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Candace Heights Subdivision, as of record in Book 2330, page 78, Register's Office for said County.

Said Lot No. 6 fronts on Berwick Trail 158.0 feet, and extends back between two parallel lines towards the Cumberland River; the east line measuring 321 feet to a point; thence extending an additional 70 feet, more or less, to the low water mark of the Cumberland River; the west line measuring 283.3 feet to a point; thence extending an additional 85 feet, more or less, to the low water mark of the Cumberland River, the back line in the rear measuring 160 feet, more or less.

Being the same property conveyed to Maddux Construction Company, Inc., by deed from Fred Campbell Robinson and wife, of record in Book 4270, page 955, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 2540, page 582; setback line and easements shown on Plan of record in Plat Book 2330, page 78; said Register's Office.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value whichever is greater, for this transfer is $ 43,650.00

Subscribed and sworn to before me, this the 29th day of December 19 72

Affiant

My commission expires: Oct. 29 1975 (Affix Seal)

Notary Public

This is ~~unimproved ( )~~ improved (X) property, known as Berwick Trail, Madison, Tennessee
(House Number) (Street) 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 grantees, 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 as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this day of December 29th, 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.

MADDUX CONSTRUCTION COMPANY, INC.

BY: Drew R. Maddux

Drew R. Maddux, Secretary-Treasurer

BOOK 4669 PAGE 247

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Drew R. Maddux *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary-Treasurer *of the* Maddux Construction Company, Inc., *the within named bargainor, a corporation, and that* he *as such* Secretary-Treasurer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer.

Witness my hand and seal, at office in Hendersonville, Tenn. *this* 29th *day of* December *, 19* 72

Mrs. Ralph Stanfield *Notary Public*

Commission expires Oct. 29, 1975

JAN-2 CONV 43,650.00
JAN-2 S'TAX A* 113.36
JAN-2 PR'FEE A* .50
JAN-2 W'DEED A* 4.00 * 117.86

B 8 9 7 9 3

IDENTIF. REFERENCE

JAN 2 4 16 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MADDUX CONSTRUCTION COMPANY, INC.

TO

EDWIN W. BENSON, JR. ET UX

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

C218737

PLEASE RETURN TO
CHICAGO TITLE INS. CO.