BOOK 4684 PAGE 257 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,950.00

Randall B. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 1973.

Notary Public

MY COMMISSION EXPIRES: 12-7-1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 338 White Bridge, Rd., Nash. Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randall B. Nash et ux (NAME) | First Federal Savings (NAME) | Map 142-2 |
| (STREET ADDRESS OR ROUTE NUMBER) | 236 4th Ave. No. (STREET ADDRESS) | Par. 53 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn., 37219 (CITY) (STATE) (ZIP) | |

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, Herbert Bender and wife, Kathleen L. Bender

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall B. Nash and wife, Thelma B. Nash

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:

Being Lot No. 96 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for said County.

Said Lot No. 96 fronts 95 feet on the southerly side of Stacy Drive and extends back 115.3 feet on the westerly line and 149.4 feet on the easterly line, to a dead line, measuring 91.1 feet thereon.

Being the same property conveyed to Herbert Bender and wife, KathleenLBender by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4165, page 121, Register's Office for Davidsn County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4064, page 909, said Register's Office; and owner's certificate; a 10 fc foot easement for public utilities and drainage and 40 foot building setback line from Stacy Drive, as shown on plan of record in Book 3700, page 92 said Register's Office

This is unimproved ( ) improved (X) property, known as 7487 Stacy Drive, 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 GRANTEES, 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 hands this 9th day of February, 1973

Herbert Bender

Kathleen L. Bender

STATE OF TENNESSEE
Davidson County

BOOK 4684 PAGE 258

Personally appeared before me, the undersignd, a Notary Public in and for said County and State, the within named Herbert Bender and wife, Kathleen L. Bender

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 9th day of February, 1973.

Commission expires 12-9-75

Notary Public

STATE OF TENNESSEE
Davidson County

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

PLEASE MAIL TO - Mr. Randall B. Nash, 108 James Milton Court, Nashville, Tenn., 37221

24,950.00

WARRANTY DEED

FROM HERBERT BENDER, ET UX

TO RANDALL B. NASH AND WIFE, THELMA B. NASH

B 96348

IDENTIF. REFERENCE

FEB 27 3 15 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|---|
| FEB27'73 | CONV | 26,950.00 | | | | |
| FEB27'73 | S'TAX | | A* | 69.94 | | |
| FEB27'73 | PR'FEE | | A* | .50 | | |
| FEB27'73 | W'DEED | | A* | 4.00 | * | 74.44 |