BOOK 4692 PAGE 497 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

James H Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Dec., 1972.

Notary Public

MY COMMISSION EXPIRES: 1-31-73

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
PORTER, SPANN & FORD, 310 PHILFRE COURT BLDG., NASHVILLE, TENN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Joyce Hardwick (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	
105 Arta Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 42-9
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pic 34

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, JAMES H. BENSON and wife, JUDY LANE BENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY JOYCE HARDWICK,

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. 5 on the Plan of Kemper Heights, Section I, as of record in Book 2331, page 65 and 66, Register's Office for said County.

Said Lot No. 5 fronts 95 feet on the easterly margin of Arta Drive and runs back between lines measuring 388.9 feet on the northerly side and 269.5 feet on the southerly side to a broken line in the rear on which it measures 197.8 feet.

Being the same property conveyed to James H. Benson by deed from Tanasi Development Corporation of record in Book 4364, page 24, Register's Office for Davidson County, Tennessee.

Judy Lane Benson joins in this instrument for the purpose of waiving any and all right under the dower homestead act.

This is unimproved ( ) improved (X) property, known as 105 Arta 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 1st day of December, 1972

James H Benson
JAMES H. BENSON

Judy Lane Benson
JUDY LANE BENSON

STATE OF TENNESSEE
Davidson County

BOOK 4692 PAGE 498

Personally appeared before me, Joyce D. Melton, a Notary Public in and for said County and State, the within named James H. Benson and Judy Lane Benson

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 1st day of December 19 72.

Commission expires 1-31-73

Joyce D. Melton
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

WARRANTY DEED

FROM
JAMES H. BENSON, ET UX

TO
PEGGY JOYCE HARDWICK

B 9 9 8 6 2

IDENTIF. REFERENCE

MAR 27 11 52 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR27'73	CONV	15,000.00				
MAR27'73	S'TAX		A*	39.00		
MAR27'73	PR'FEE		A*	.50		
MAR27'73	W'DEED		A*	4.00	*	43.50