BOOK 4703 PAGE 559 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

D. R. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 73

Shirley L. Johnson
Notary Public

MY COMMISSION EXPIRES: October 24, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C TOWER
GUILLETT, STEELE, SANFORD, ROBINSON & MERRITT (NAME) NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. BENSON et ux,	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	164
CHARLOTTE N. BENSON (NAME)		197
Route #2, Mount View Road (STREET ADDRESS OR ROUTE NUMBER)	L & C TOWER (STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 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, AMERICAN HOMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID R. BENSON and wife, CHARLOTTE N. 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 the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Tract No. 3 of the division of the Rucker Farm, as of record in Book 1424, page 138, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 3, 1971, as follows:

Beginning at an iron pin in the west margin of Mount View Road, said iron pin being located 298.7 feet south of the north line of a tract where C. A. Waldrop and wife, Mary Waldrop, home is built, thence North 85 deg. 30 min. West 899.3 feet to an iron pin; thence South 53 deg. 22 min. West 206.7 feet to an iron pin; thence South 85 deg. 30 min. East 1045.9 feet to a point in the west margin of Mount View Road; thence North 8 deg. 19 min. East 136.3 feet to the beginning point, containing 3.03 acres, not including the road.

Being the same property conveyed to American Homes by deed from Charles M. Anglin and wife, Sheila D. Anglin, of record in Book 4624, page 336, said Register's Office.

This is unimproved ( ) improved (XX) property, known as Route #2, Mount View Road (House Number) (Street) Nashville (P. O. Address) (City or Town) 37217 (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 my hand this 27th day of April, 19 73.

AMERICAN HOMES

By Ralph Stevens
Ralph Stevens, Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH STEVENS, Partner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April 19 73

Commission expires October 24, 1973

Shirley L. Johnson
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

FILE... L-20-830-2
SJ
HOME FEDERAL S & L ASSOCIATION

WARRANTY DEED

FROM AMERICAN HOMES, a Partnership

TO DAVID B. BENSON et ux, CHARLOTTE N. BENSON

C04860

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IDENTIF. REFERENCE

MAY 2 3 01 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAY-25	CONV	45,500.00			
MAY-25	S'TAX		A*	118.30	
MAY-25	PW'FEE		A*	.50	
MAY-25	W'DEED		A*	4.00	* 122.80