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This Instrument Prepared by:
Louis Farrell, Jr., Attorney
9th Floor, J.C.Bradford Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third National Bank in Nashville (NAME:)	Same (NAME:)	Map 93-6-1 128 129
4th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par.5W-4135
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	4125 and 4130

For and in Consideration of the sum of TEN & 00/100 ($10.00)----------

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DOLLARS

and other good and valuable considerations, receipt of which is acknowledged, we, Robert G. Benson and wife, Maggie Mai Benson, John T. Benson, Jr. and wife, Jimmy Benson, W. A. Benson, Jr., Mary Benson Duling and William N. Dearborn, Trustees of the estate of W. A. Benson, deceased, and Third National Bank in Nashville, Trustee under the will of E. W. Benson, deceased, (the latter Trustee acting pursuant to a decree of the Chancery Court of Davidson County, in Minute Book 87, page 29,

have bargained and sold, and by these presents do transfer and convey unto the said Third National Bank in Nashville, a corporation, its

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lot No. 56 on the Map of the Original Town of Nashville, not of record, described as follows:
BEGINNING on the easterly margin of 4th Avenue North at a point 5 feet north of the dividing line of Lots Nos. 56 and 57, said point being the northwest corner of the property conveyed to Adolph Stelzer, et al, by deed from H. Brown and Company, of record in Book 1578, page 527, Register's Office for said County; thence with the easterly margin of 4th Avenue North, northwardly 191 feet, 2 inches, more or less, to the southwest corner of the property conveyed to The Salvation Army by deed from The Salvation Army, of record in Book 741, page 260 Register's Office for said County; thence with The Salvation Army's southerly line, eastwardly 174 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 191 feet 2 inches, more or less, to the northeast corner of Adolph Stelzer, et al, property; thence with his northerly line, westwardly 174 feet, more or less, to the easterly margin of 4th Avenue North, the point of beginning.
BEING the same property conveyed to E. W. Benson, et al, by deed from Fourth Avenue Realty Company, Inc. of record in Book 1847, page 161 Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 273,000.00

Subscribed and sworn to before me, this the 25 day of April 1973

Affiant

My commission expires: May 10, 1976 (Affix Seal)

Notary Public

C05311

IDENTIF. REFERENCE

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MAY 7 9 09 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-7[illegible]	CONV	99,000.00			
MAY-7[illegible]	CONV	99,000.00			
MAY-7[illegible]	CONV	75,000.00			
MAY-7[illegible]	S TAX		A* 709.80		
MAY-7[illegible]	PR FEE		A* .50		
MAY-7[illegible]	W DEED		A* 8.00	* 718.30	

This is unimproved ( ) improved (X) property, known as 124-136 4th Avenue, North, Nashville, Tennessee
(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 Third National Bank in Nashville, a corporation, its *heirs and assigns, forever.*

And we *do covenant with the said* Third National Bank in Nashville, a corporation *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.*, except for taxes for 1973. This conveyance is subject to existing lease of Benson Printing Company.

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* Grantee its *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 25th *day of* April, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert G. Benson

Maggie Mai Benson

John T. Benson, Jr.

Jimmy Benson

TRUSTEES FOR ESTATE OF W. A. BENSON, Deceased

W. A. Benson, Jr.

Mary Benson Duling

William N. Dearborn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Clare R. Kotts, a Notary Public in and for said county and State the within named W. A. BENSON, JR., Trustee of the estate of W. A. Benson, deceased, 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 26th day of April, 1973.

Clare R. Kotts
Notary Public

My Commission Expires:
10-25-76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Clare R. Kotts, a Notary Public in and for said county and State the within named MARY BENSON DULING, Trustee of the estate of W. A. Benson, deceased, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1973.

Clare R. Kotts
Notary Public

My Commission Expires:
10-25-76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Clare R. Kotts, a Notary Public in and for said county and State the within named WILLIAM N. DEARBORN, Trustee of the estate of W. A. Benson, deceased, 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 3rd day of May, 1973.

Clare R. Kotts
Notary Public

My Commission Expires:
10-25-76

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THIRD NATIONAL BANK IN NASHVILLE,
Trustee under the Will of E. W. Benson,
deceased

BY: James B Smith Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clare L. Kitts, a Notary Public in and for said County and State, the within named Robert G. Benson, and wife Maggie Mai 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 25th day of April, 1973.

Clare L. Kitts, Notary Public.

Commission Expires 10-25-76

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Clare L. Kitts, a Notary Public in and for said County and State, the within named John T. Benson, Jr. and wife, Jimmy 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, this 26th day of April, 1973.

Clare L. Kitts, Notary Public.

Commission Expires 10-25-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janice E. Vance, a Notary Public of the State and County aforesaid, personally appeared James B. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of the Third National Bank in Nashville, Trustee under the Will of E. W. Benson, deceased, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, Tenn., this 27th day of April, 1973.

Janice E. Vance
Notary Public

Commission Expires 11-12-75