ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Benjamin Clyde Thomas (NAME)	Guaranty Mortgage Company (NAME)	
1311 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	72-3
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	12 pm

WARRANTY DEED

For and in consideration of the sum of $10.00------------------------------
TEN AND NO/100----------DOLLARS

Cash in hand paid by Benjamin Clyde Thomas, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

MAY 17	CONV	23,500.00			
MAY 17	S TAX		A*	61.10	
MAY 17	PR FEE		A*	.50	
MAY 17	W DEED		A*	4.00	* 65.60

Homer E. Benson Jr. and wife, Mary L. Benson

have bargained and sold, and by these presents do transfer and convey unto the said
Benjamin Clyde Thomas & Wife, Linda G. Thomas

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 258 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said westerly part of Lot No. 258 fronts 50 feet on the northerly side of Stratford Avenue, and runs back between parallel lines 307.8 feet on the easterly line and 324.8 feet on the westerly line to a dead line showing 52.7 feet on shed dead line.

Being the same property conveyed to Homer E. Benson Jr. and wife, Mary L. Benson by deed from Wilborn D. Strode and wife, Carolyn J. Strode of record in Book 2808, page 253, said Register Office.

unimproved ( )
This is improved (X) property, known as 1311 Stratford Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 14th day of May 14th, 19 73.

Homer E. Benson Jr. — Mary L. Benson

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~GUILFORD~~ Mecklenburg

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Homer E. Benson Jr. and wife, Mary L. Benson

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 Charlotte, North Carolina, this ✓ 14th day of May, 19 73

My commission expires ~~Expires November 2~~ 11-2-75 ✓ Notary Public ✓ Angela H. Roberts

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF ~~TENNESSEE~~ TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale

Benjamin Clyde Thomas

Sworn to and subscribed before me
this 16th day of May, 19 73.

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

Name	Address
C. H. Briley Jr., Atty.	404 James Robertson Parkway, Nashville, Tenn.

WARRANTY DEED

G-231470 - s1n

FROM Homer E. Benson Jr. et ux

TO Benjamin Clyde Thomas et ux

C 06975

IDENTIF. REFERENCE

MAY 17 11 47 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

TENNESSEE TITLE CO