084288-3

WARRANTY DEED BOOK 4727 PAGE 410

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. William A. Benson, IV (NAME)	Fidelity Federal Same (NAME)	7 DA 2645
3610 Saratoga Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	117-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	17 pol

For and in Consideration of the sum of Twenty-six Thousand Five Hundred and no/100 ($26,500.00) ---------- *DOLLARS* and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Fred R. Webber, Jr. and wife Anne H. Webber, and James H. Haley, Jr., unmarried,

JUL 12 CONV 26,500.00
JUL 12 S'TAX A* 68.90
JUL 12 PR'FEE A* .50
JUL 12 W'DEED A* 6.00 * 75.40

have bargained and sold, and by these presents do transfer and convey unto the said William A. Benson, IV and wife, Rebecca Broome Benson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND lying in the Seventh Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin, said point being further described as being located on the northerly right-of-way line of Saratoga Drive and being 25.00 feet off the centerline of said Saratoga Drive and 715 feet, more or less, from the centerline intersection of Bowling Avenue and said Saratoga Drive, thence N. 08 deg. 30' 00" E. along the common property line between lots 24 and 25 of Block "C" as shown on the Bellwood Subdivision plat as of record in Book 547 pages 149 and 150 of the Register's Office of Davidson County, Tennessee, for a distance of 136.88 feet to an iron pin; thence S. 70 deg. 18' 11" E. for a distance of 61.16 feet to an iron pin; thence S. 08 deg. 30' 00" W. along the common property line between lots 25 and 26 of said Bellwood Block "C" for a distance of 125.00 ', said point being located on the northerly right-of-way of said Saratoga Drive and 25.00 feet off the centerline; thence N. 81 deg. 30' 00" W. along said northerly right-of-way line for a distance of 60.00 feet to the point of beginning. The above described tract containing 0.18 acres, more or. less.

Being the same lot number 25 of Block "C" as shown on the Bellwood Subdivision plat as of record in Book 547, pages 149 and 150 of the Register's Office of Davidson County, Tennessee, and located at 3610 Saratoga Drive.

BEING property conveyed to Fred R. Webber, Jr., and James H. Haley Jr. as equal tenants in common by deed as of record in Book 4666, page 961, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 10th day of July 19 73

My commission expires July 31 1974 (Affix Seal)

Affiant

Notary Public

Instrument prepared by James T. Vance Berry, Attorney

This conveyance of said property is made expressly subject to (1) taxes for the year 1973 which have been prorated and payment of which has been assumed by the Grantees; and (2) plan of record in Book 547, pages 149 and 150, Register's Office for said County, showing 30 foot minimum setback line from Saratoga Drive.

This is unimproved ( ) improved (X) property, known as 3610 Saratoga Drive (House Number) (Street), Nashville (P. O. Address:) Tennessee (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 William A. Benson, IV and wife, Rebecca Broome Benson, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set forth.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our hands *this* 12th *day of* July, *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.*

Fred R. Webber, Jr. Fred R. Webber, Jr.

Anne H. Webber Anne H. Webber

James H. Haley, Jr. James H. Haley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRAN Oglesbee, a Notary Public in and for said County and State, the within named Fred R. Webber, Jr. and wife, Anne H. Webber, and James H. Haley, Jr.

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 12th day of July, 1973.

Fran Oglesbee, Notary Public.

Commission Expires 11-17-76

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

5063 IDENTIFICATION REFERENCE APR 12 2 54 PM '73 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....