FORM NO. WD-1

BOOK 4770 PAGE 875

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Buford O. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 1973

Notary Public

MY COMMISSION EXPIRES: 6/25/76

(AFFIX SEAL)

John T. Conners, Jr. THIS INSTRUMENT WAS PREPARED BY
Attorney, 21st Floor, First American Center, Nashville, Tennessee 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buford O'Neal Benson, et ux	Fidelity Federal Savings and Loan Association	6D 65140
(NAME) 435 Brewer Drive	226 Third Avenue, North	161-8 par 6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tenn. 37201	
(CITY) (STATE) (P. O. ZIP)	(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, Gilbert Eugene Murphy and wife, Sherry J. Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buford O'Neal Benson and wife, Carolyn M. 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 6th Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Kingswood Park Subdivision, of record in Book 2900, page 70, Register's Office for said County, described as follows:

Said Lot No. 8 fronts 133 feet on the southerly side of Brewer Drive and extends back 186 feet on the westerly line and 315.6 feet on the easterly line, to a broken line on which it measures 227.9 feet.

Being the same property conveyed to Gilbert Eugene Murphy and wife, Sherry J. Murphy, by deed from Nancy Calvert Ratcliffe Knight, formerly Nancy Calvert Ratcliffe and husband, James C. Knight, of record in Book 4656, page 997, Register's Office for Davidson County, Tennessee.

Subject to Deed of Trust executed by Gilbert Eugene Murphy and wife, Sherry J. Murphy, to Vaden Lackey, Jr., Trustee, of record in Book 4657, page 1, said Register's Office, to secure to Fidelity Federal Savings and Loan Association of Nashville, the payment of one note dated November 17, 1972, in the original principal amount of $22,950.00, payable including principal and interest, for a period of thirty years, which indebtedness is hereby assumed by Grantees.

Subject to Restrictive Covenants of record in Book 2963, page 153; Book 3030, page 491; and Book 3177, page 227, each in the Register's Office for Davidson County, Tennessee; and easements and setback lines contained in Owner's Certificate shown on Plan of record in Book 2900, page 70, said Register's Office.

This is unimproved ( ) improved (X) property, known as 435 Brewer Drive, Nashville, Tennessee 37211
(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 hand s this 10TH day of December, 1973

GILBERT EUGENE MURPHY

SHERRY J. MURPHY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles G. Blackmon, Jr., a Notary Public in and for said County and State, the within named Gilbert Eugene Murphy and wife, Sherry J. Murphy

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 Nashville, Tennessee, this 10th day of December, 1973.

Commission expires Oct. 20, 76

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Gilbert Eugene Murphy and wife, Sherry J. Murphy

TO

Buford O'Neal Benson and wife, Carolyn M. Benson

C 34620

IDENTIF. REFERENCE.

DEC 10 2 00 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC10 73	CONV	28,500.00			
DEC10 73	S'TAX		A*	74.10	
DEC10 73	PB'FEE		A*	.50	
DEC10 73	W'DEED		A*	4.00	* 78.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.