BOOK 4789 PAGE 112

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Rodney D. Simmons & Wife Linda R. Simmons

TO

M. Benson & wife Louise Benson & James Calcaino & wife, Shirley

Mail to: For draftsman's use
Prepared by:
Plus City Realty Co
2727 Murfreesboro Rd.
Antioch, Tenn. 37013

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr Benson & Louise Benson (NAME)	First Federal Savings & Loan Co. (NAME)	2D-39510
480 Rural Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	226 third Ave. North (STREET ADDRESS)	Map 150
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	Par. 1-39

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE
FEB 19 9 56 AM '74
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

C 4 2 3 6 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,064.38 Buford O. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 73.

Gene H. Holman
Notary Public

MY COMMISSION EXPIRES: 11-4-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of TEN DOLLARS AND NO/100 ($10.00)----------

AND OTHER GOOD AND VALUABLE CONSIDERATION----------DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration the receipt of which is hereby acknowledged, and for the further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Jan. 29, 1973, for $23,000.00, with interest at 7% per annum, payable $153.18 monthly, beginning Mar. 1, 1973. By instrument of record in Book 4697, page 392, said debt was assigned to First Federal Savings & Loan Association, and T.I. Holman Jr. was appointed substitute trustee in lieu of Albert Wm. Johnson.

Rodney D. Simmons & wife Linda R. Simmons have bargained and sold, and by these presents do transfer and convey unto the said M. Benson & Wife, Louise Benson & James Calcaino & Wife, Shirley Calcaino their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 171 on the Plan of Edge-Clakes Estates, Section 1, as of record in Book 3600, page 43, Register's Office for said County, amended in Book 3818, page 494, Register's Office.
Said Lot No. 171 fronts 80 feet on the southeasterly side of Rural Hill Road and extends back 170.52 feet on the southwesterly line and 166.0 feet on the northeasterly line to a dead line measuring 79.98 feet thereon.
Being the same property conveyed to Rodney D. Simmons and wife, Linda R. Simmons, by deed from Howard M. Schenck and wife, as of record in Book 4699, page 894, said Register's Office.

BOOK 4789 PAGE 113

WD-2

This is { unimproved ( ) / improved (X) } property, known as 480 Rural Hill Road, (House Number) (Street) Nashville, (P. O. Address:) Tennessee (City or Town) 37217 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors 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.

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.

Witness hand this 15th day of Feb., 1974

Rodney D. Simmons

Linda R. Simmons

NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gene A. Tucker, a Notary Public in and for said County and State, the within named Rodney D. Simmons and Wife, Linda R. Simmons 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 15 day of Feb., 19 74.

Gene A. Tucker, Notary Public.

Commission expires 11-4-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FEB 19 CONV 26,064.38
FEB 19 S TAX A* 67.86
FEB 19 RFEE A* .50
FEB 19 WDEED A* 4.00 * 72.36

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 .....