Prepared by: Woods, Woods & Sisk, 121 17th Avenue, S., Nashville, Tenn. 37203

WARRANTY DEED

BOOK 4791 PAGE 698

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert G. Benson, et ux (NAME)	New Owners (NAME)	Map 116-4
160 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 18
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Twenty-three Thousand and No/100-----

----------($23,000.00)---------- *Dollars,*

cash in hand paid by Robert G. Benson and wife, Peggy Jean Benson,

Martha Ann Hart Thompson and Richard Chandler Hart

have this day bargained and sold, and do hereby transfer and convey unto the said Robert G. Benson and wife, Peggy Jean Benson, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly fifty (50) feet of Lot No. 105 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, a plan of which is of record in Plan Book No. 421, page 100, of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts fifty (50) feet on the northeasterly side of Woodmont Avenue and extends back between parallel lines 200 feet to a dead line.

Being property devised to Martha Ann Hart Thompson and Richard Chandler Hart, as devisees under the will of Edith Aldred Hart, deceased, whose will is of record in Will Book 82, page 507, Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00----

Subscribed and sworn to before me, this the 25 day of February 19 74

My commission expires 8-2-76 (Affix Seal)

Affiant: Robert G. Benson

Notary Public: Frank G. Hostetler Jr.

This is unimproved (xx) improved property, known as 160 Woodmont Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Robert G. Benson and wife, Peggy Jean Benson, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert G. Benson and wife, Peggy Jean Benson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 25th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martha Ann Hart Thompson

Richard Chandler Hart

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank J. Hostetler Jr., *a Notary Public in and for said County and State,* MARTHA ANN HART THOMPSON and RICHARD CHANDLER HART *the within named 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* 25 *day of* February, 19 74

Frank J. Hostetler Jr. *Notary Public*

FRANK J. HOSTETLER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8-2-76

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 .....

FEB27'74	CONV	23,000.00				
FEB27'74	S TAX		A*	59.80		
FEB27'74	PR FEE		A*	.50		
FEB27'74	W DEED		A*	4.00	*	64.30

WARRANTY DEED

FROM
Martha Ann Hart Thompson and
Richard Chandler Hart
TO
Robert G. Benson and wife,
Peggy Jean Benson

Return to Hostetler Realty Co.
1004 Hillsboro Rd
Nashville, Tennessee

C 4 3 5 3 7

IDENTIF. REFERENCE

FEB 27 9 12 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE