This instrument prepared by: Dan H. Jordan, 3815 Cleghorn Ave, Nashville, Tenn

**WARRANTY DEED** BOOK 4798 PAGE 908 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joe B. Bennett, etux | Lomas & Nettleton | Map 148-1 |
| (NAME) | (NAME) | |
| 3716 Hillbrook Drive | 3200 Pacific Avenue | Par 90 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Virginia Beach, Va. 23451 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

----------($25,000.00)---------- *Dollars,*

of which the sum of $15,012.38 has been paid in cash by Joe B. Bennett and wife Harriett Bennett, the receipt of which is hereby acknowledged, and for the balance in the sum of $9,987.62, the Grantees herein assume and agree to pay the unpaid balance of a note secured by a Deed of Trust of Record in Book 3322, page 257, Registers Office for Davidson County, Tennessee,

...We John L. Coleman and wife Gail C. Coleman.....

*have this day bargained and sold, and do hereby transfer and convey unto the said* .....

...Joe B. Bennett and wife Harriett Bennett,.....

.....their... *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillbrook, Section II, a Plan of which is of record in Book 3300, page 12, Register's Office for said County.
Said Lot 5 fronts 76 feet on the east side of Hillbrook Drive, and extends back 185.6 feet on the north line and 250.1 feet on the south line to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to John L. Coleman and wife, Gail C. Coleman, by deed from Jesse C. Hill and wife, Lana Hill, of record in Book 4539, page 657, Register's Office for said County.

This conveyance is subject to a Ten-foot public utility easement, 30-foot building setback line from Hillbrook Drive, and conditions of owner's certificate, as shown on plan of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument of record in book 3277, page 482, and amended in Book 3286, page 375, 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 $ 25,000.00

Subscribed and sworn to before me, this the 23rd day of March 19 74

Affiant

My commission expires: Jan 24, 1976 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as ..3716 Hillbrook Drive (House Number) (Street) Nashville, Tennessee 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* .....

Joe B. Bennett and wife Harriett Bennett,.....

.....their.....

*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* ...Joe B. Bennett and wife Harriett Bennett,.....

Their

*heirs and assigns, against the lawful claims of all persons.*

*Witness* ..our.... *hand* S..... *this* 23rd *day of* .....March....., 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.*

John L. Coleman

Gail C. Coleman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dan A Jourdan, a Notary Public in and for said County and State, John L. Coleman and wife Gail C. Coleman

the within named 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 23rd day of March, 1974.

Dan A Jourdan Notary Public

Commission expires Jan 24, 1976

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 _____

MAR25 CONV 25,000.00
MAR25 S'TAX A* 65.00
MAR25 PR'FEE A* .50
MAR25 W'DEED A* 4.00 * 69.50

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM

TO

C 46878

IDENTIF. REFERENCE

MAR 25 1 17 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE

Title Fall-Jourdan