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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Daniel B. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 74

Notary Public

MY COMMISSION EXPIRES: 11-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel B. Payne (NAME)	National Mortgage Company (NAME)	15D-02575
813 Gwynn Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map. 61-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	Par. 100

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, MILTON WAYNE BENTON and wife, WILMA JEAN BENTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL B. PAYNE and wife, ALICE A. PAYNE

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 Davidson County, Tennessee, being Lot No. 14 and the west one-half of Lot 13, Block "F", on the Map of Broadmoor Subdivision, of record in Book 547, pages 161 and 162, Register's Office for said County.

SAID Lot and said part of said lot adjoin and front together 75.0 feet on the northerly side of Gwynn Drive and run back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Milton Wayne Benton and wife, Wilma Jean Benton by deed from Melton Benton and wife, Velma Lewis Benton of record in Book 4553, page 565, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

This is ~~unimproved~~ improved property, known as 812 Gwynn Drive, Nashville, Tennessee 37216
(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 unincumbered, 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 12th day of April, 19 74

Milton Wayne Benton

Wilma Jean Benton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Wayne Benton and wife, Wilma Jean Benton

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 12th day of April, 19 74.

Commission expires 11-30-76

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
MILTON WAYNE BENTON, et ux

TO
DANIEL B. PAYNE, et ux

C 49890

IDENTIF. REFERENCE

APR 15 4 07 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Recd
Box 8
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

APR 15 74	CONV	15,000.00			
APR 15 74	S'TAX		A*	39.00	
APR 15 74	PR'FEE		A*	.50	
APR 15 74	W'DEED		A*	4.00	* 43.50