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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 $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: May 2, 1977

(AFFIX SEAL)

M. TAYLOR HARRIS, JR. THIS INSTRUMENT WAS PREPARED BY
Attorney, 21st Floor, First American Center, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold L. Benford, et ux (NAME)	Lomas & Nettleton Company (NAME)	Par. 6D73080
613 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1026 (STREET ADDRESS)	Map 161-10-24
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, Charles Lewis Overby and wife, Andrea G. Overby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold F. Benford and wife, Mary H. Benford

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. 93 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said county.

Said Lot No. 93 fronts 75 feet on the southerly side of Huntington Parkway and runs back between parallel lines 160 feet to a line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Charles Lewis Overby and wife, Andrea G. Overby, by deed from William & Lee, Inc., of record in Book 4554, page 400, Register's Office for Davidson County, Tennessee.

SUBJECT TO Deed of Trust executed by Charles Lewis Overby and wife, Andrea G. Overby, to Ernest W. Turnbull, Trustee, of record in Book 4554, page 402, said Register's Office, to secure to The Lomas & Nettleton Company, the payment of one note dated November 16, 1971, in the original principal amount of $24,050.00, payable in monthly installments of $160.17 each, including principal and interest as set out in said note, beginning January 1, 1972, balance December 1, 2001. SUBJECT TO restrictive covenants of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee. SUBJECT TO utility easements, TVA right-of-way easement and setback lines contained in owner's Plan of record in Book 4175, page 10, said Register's Office. SUBJECT TO 1974 taxes which have been prorated and assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 613 Huntington Parkway, 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 hands this 31st day of May, 19 74

CHARLES LEWIS OVERBY

ANDREA G. OVERBY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, M. Taylor Harris, JR., a Notary Public in and for said County and State, the within named Charles Lewis Overby and wife, Andrea G. Overby

the 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 31st day of May 19 74.

Commission expires May 2, 1977

M. Taylor Harris, JR.
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
CHARLES LEWIS OVERBY, ET UX

TO
HAROLD F. BENFORD, ET UX

C 5 6 7 8 6

IDENTIF. REFERENCE

MAY 31 3 39 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

MAY31'74	CONV	32,500.00			
MAY31'74	S'TAX		A*	84.50	
MAY31'74	PR'FEE		A*	.50	
MAY31'74	W'DEED		A*	4.00	* 89.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.