WARRANTY DEED

BOOK 4821 PAGE 815

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James H. Bennett and wife, Evelyn M. Bennett	The Lomas & Nettleton Company	Map 118-7
(NAME)	(NAME)	
703 Berry Road	P. O. Box 964	#34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, Virginia 23451	BH# 1751
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Murphree Mortgage Company and secured by a Deed of Trust of record in Book 3321, page 279, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

CHARLES E. FERGUSON and wife, JOAN C. FERGUSON

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

JAMES H. BENNETT and wife, EVELYN M. BENNETT

their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Berrywood Subdivision, of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 40 fronts 72 feet on the southerly side of Berry Road and runs back between lines, 109.6 feet to a dead line in the rear, which is a broken line, measuring 111.3 feet thereon.

Being the same property conveyed to Charles E. Ferguson and wife, Joan C. Ferguson by deed from Moreau P. Estes and wife, Bertha L. Estes of record in Book 3312, page 23, 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 $ 24,500.00

Subscribed and sworn to before me, this the 30th day of May 19 74

James H. Bennett
Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 703 Berry Road, 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

James H. Bennett and wife, Evelyn M. Bennett

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.* except for 1974 taxes and restrictive covenants of record in Book 1786, page 361 and 1855, page 478, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Bennett and wife, Evelyn M. Bennett

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30th *day of* May , 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.*

Charles E. Ferguson

Charles E. Ferguson

Joan C. Ferguson

Joan C. Ferguson

THIS INSTRUMENT WAS PREPARED BY:
GAIL [illegible], ATTORNEY
916 J. [illegible] BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Ferguson and wife, Joan C. Ferguson

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 30th day of May, 19 74

Mary Ann Johnson
Notary Public

Commission expires 2-11-78

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.....

WARRANTY DEED

FROM
Charles E. Ferguson et ux
TO
James H. Bennett et ux

C 5 7 2 9 7

IDENTIF. REFERENCE

JUN 4 2 50 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JUN-4-74	CONV	24,500.00			
JUN-4-74	S'TAX		A*	63.70	
JUN-4-74	PR'FEE		A*	.50	
JUN-4-74	W'DEED		A*	4.00	* 68.20

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg