THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4857 PAGE 871

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-12-68	Mr/Mrs Albert Benneyworth	Lovell & M alone, Inc. P. O. Box 2663 Upton Station Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 6437
7D-36221	1008 Percy Warner Blvd.	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on two notes; one being dated July 26, 1965, in the original principal sum of $17,300.00 payable to Murphree Mortgage Company, now Lovell & Malone, Inc., in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by William R. Cathey, Jr., and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3917, page 379; and another note dated March 29,1973, for the original principal sum of $11,900.00, payable $1,000.00 annually plus interest at 7½% per annum, and being secured by a Vendor's Lien retained in the deed of record in Book 4693, page 844,

CHARLES G. JACKSON and wife, MARGARET A. JACKSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALBERT G. BENNEYWORTH and wife, SUSAN S. BENNEYWORTH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14.

Said Lot No. 72 fronts 100 feet on the easterly side of Percy Warner Boulevard and extends back between parallel lines, 150 feet to the L. & N. Railroad right of way.

Being the same property conveyed to Charles G. Jackson and wife, Margaret A. Jackson, by deed from Charles E. Riley, et al, Trustees, as of record in Book 4693, page 844.

This conveyance is made subject to restrictions in Book 3466, page 89, originally applicable to Triangle Ranchland, Section 1, but subsequently made applicable to Sec. I, Warner Park Valley, by instrument in Book 3577, page 511, which instrument also amendeds Paragraph 15, Section B of said restrictions, and which were further amended by instrument in Book 3702, page 465.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1974 taxes which Buyers agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of October, 19 74

Margaret A. Jackson

Charles G. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles G. Jackson and wife, Margaret A. Jackson, 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, the 1st day of October, 1974.

My commission expires: 7/27/77

D. B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

Notary Public

STATE OF _____ OCT-4 CONV 34,466.75
COUNTY OF _____ OCT-4 S'TAX A* 89.70
OCT-4 PR'FEE A* .50
Before me, _____, a Notary Public in and for the State and County OCT-4 W'DEED A* 4.00 * 94.20
aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 34,466.75

Albert G. Benneyworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

D. B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CHARLES G. JACKSON AND WIFE

TO

ALBERT G. BENNEYWORTH AND WIFE

C 73877

IDENTIF. REFERENCE

OCT 4 3 34 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public