This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

WARRANTY DEED

BOOK 4864 PAGE 947

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald K. Brown, Jr., et ux	Dobson & Johnson, Inc.	
(NAME)	(NAME)	128-14
8048 Sawyer Brown Rd.	311 Plus Park Boulevard	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12 Pt
Nashville, TN 37215	Nashville, TN 37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10----

----Ten and no/100----- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note secured by deed of trust of record in Book 4719, page 674, Register's Office Davidson County, Tennessee, dated June 14, 1973, to secure Dobson & Johnson in the original amount of $26,100.00, payable as therein specified, Albert Wm. Johnson, Trustee.

We, Leroy Benson and wife Sharon P. Benson

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

Donald K. Brown, Jr., and wife Linda Brown

Davidson their *(successors)* heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Harpeth Park, Section I, as of record in Book 3600, page 92, Register's Office for said County.

Said Lot No. 12 fronts 112.0 feet on the easterly side of Sawyer Brown Road, and runs back between lines measuring 202.69 feet on the northerly side and 187.0 feet on the southerly side to a line in the rear on which it measures 59.08 feet.

Being the same property conveyed to LeRoy Benson, and wife Sharon P. Benson, by deed from Robert J. Payne and wife, Janet B. Payne, of record in Book 4719, page 672, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,269.00

Subscribed and sworn to before me, this the 31st day of October 19 74

Affiant

My commission expires: 1/2/75 (Affix Seal)

Notary Public

This is unimproved (x) improved property, known as 8048 Sawyer Brown, Road, Nashville, TN 37215
(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

Donald K. Brown, Jr., and wife Linda Brown

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 deed of trust assumed above.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald K. Brown, Jr, and wife Linda Brown

their

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

Witness our hand s *this* 31st *day of* October, 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.*

L. Roy Benson

Sharon P. Benson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Leroy Benson and wife Sharon B. Benson

the within named 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* 31st *day of* October, *19* 74.

Commission expires 1/22/75

LEIGH RUBEN ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN. Notary Public

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 _____

NOV-1 74	CONV	33,280.00			
NOV-1 74 S'TAX			A*	86.58	
NOV-1 74 PB'FEE			A*	.50	
NOV-1 74	W'DEED		A*	4.00	* 91.08

WARRANTY DEED

FROM

LEROY BENSON, ET UX

TO

DONALD K. BROWN, JR., ET UX

C 76709

IDENTIF. REFERENCE

Nov 1 8 59 AM '74

FELIX Z [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238