Return to:
THIRD NATIONAL BANK

BOOK 4891 PAGE 969

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000—

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 19 75

Notary Public

MY COMMISSION EXPIRES: 2/9/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW A. NIXON, III, et ux (NAME)	Third National Bank (NAME)	Map 130-2
112 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	Par. 43
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (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, BARRY A. BENEDICT, et ux BETTY JANELL BENEDICT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW A. NIXON, III, et ux ROSEMARY M. NIXON

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. 134 on the Map of Bransford Realty Co.'s Belle Meade Golf Links Subdivision, as of record in Book 421, page 94 and 95.

Said Lot No. 134 fronts 60 feet on the northeasterly side of Windsor Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Barry A. Benedict and wife, Betty Janell Benedict, by deed from Charles D. Nord and wife, Martha A. Nord, of record in Book 4521, page 833, Register's Office for said County.

FEB26'75	CONV	28,000.00			
FEB26'75	S'TAX		A*	72.80	
FEB26'75	PR'FEE		A*	.50	
FEB26'75	W'DEED		A*	4.00	* 77.30

unimproved ( )
This is improved (XX) property, known as 112 Windsor Drive, Nashville, Tennessee 37205
(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 hand s this 24th day of February, 19 75

Barry A. Benedict
BARRY A. BENEDICT

X Betty Janell Benedict
BETTY JANELL BENEDICT

STATE OF FLORIDA
COUNTY OF

BOOK 4891 PAGE 970

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

BETTY JANELL BENEDICT

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at De Land Florida this 21st day of FEBRUARY 19 75

Notary Public, State of Florida at Large
My Commission Expires June 19, 1978
Bonded by American Fire & Casualty Co.

Commission expires _____

Notary Public

NOTARY PUBLIC FLORIDA AT LARGE ROBERT

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

#3076

WARRANTY DEED

FROM
BARRY A. BENEDICT, et ux

BETTY JANELL BENEDICT

TO
ANDREW A. NIXON, III, et ux

ROSEMARY M. NIXON

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

C 88738

IDENTIF. REFERENCE

FEB 26 9 12 AM '75

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry A. Benedict, the bargainor, with whom I am personally acquaintedm and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 1975.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: 2/2/75

Notary Public