BOOK 4897 PAGE 753

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Eddie S. Benson (NAME:)	Mrs. Eddie S. Benson Assn. (NAME:)	9D-1005
8036 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	8036 Harding Road, (STREET ADDRESS)	Map 127
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	Par. 51

For and in Consideration of the sum of TEN and 00/100 (10.00)----------

---------- *DOLLARS*

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, F. B. BENSON,

MAR 20 75 CONV *7,750.00

MAR 20 75 S'TAX A* 20.02

MAR 20 75 PR'FEE A* .50

MAR 20 75 W'DEED A* 6.00 * 26.52

have bargained and sold, and by these presents do transfer and convey unto the said EDDIE S. BENSON, her heirs and assigns, all my right, title, and interest in and to *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 9th, formerly 14th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, March 10, 1954, as follows:

BEGINNING at a point in the center of the Old Buffalo Road, south 70° east 157.5 feet from the northeast corner of the property conveyed to W. J. McPherson and wife, by deed from Ed Hows, et al, as of record in Book 1079, page 236, Register's Office; thence South 49° east 154 feet to an iron stake; thence south 45° west 391 feet to the center of U. S. Highway No. 70; thence with the center of said Highway, North 53° West 150 feet to a point; south 56° East 150 feet from the eastern boundary line of said McPherson property; thence North 45° East 402 feet to the beginning, containing 1.35 acres, more or less.

Being the same property conveyed to F. B. Benson and wife, Eddie S. Benson, by deed from G. A. Griffin, et ux, of record in Book 3951, page 966, said Register's Office.

Said property is conveyed subject to restrictions recorded in Book 2272, page 283, said Register's Office, and to easement for right of way of Old Buffalo Road and U. S. Highway No. 70 lying within boundaries of said premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7750.00

Subscribed and sworn to before me, this the 18th day of March, 1975

F. B. Benson
Affiant

My commission expires: 10-29-77
(Affix Seal)

Eunice McCee
Notary Public

By this conveyance Grantor intends to, and does, convey to Grantee all interests of every kind which he has in said property, including all marital rights so as to permit the Grantee to own and convey said property without the joinder of Grantor in any instrument of conveyance.

C91378

T
IDENTIF. REFERENCE

MAR 20 2 28 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eddie S. Benson, her ..... *heirs and assigns, forever.*

And I *do covenant with the said* Eddie S. Benson *that* I am said right, title and interest in *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, F. B. Benson, *do further covenant and bind* myself, my heirs and representatives, to warrant and forever defend my right, title and interest to the said land to the said Eddie S. Benson, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 18th *day of* March, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. B. Benson

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named F. B. Benson

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 19 75

Eunice Miller, Notary Public.

Commission Expires October 29, 1977

STATE OF
COUNTY OF

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

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....