"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 4927 PAGE 797

(Address New Owner:	Send Tax Bills To:	Map-Parcel No.
(Sarah Elizabeth Hawkins (3704-F Estes Road (Nashville, Tennessee 37215	SAME	116-16-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-Eight Thousand and No/100 Dollars ($78,000.00), the receipt and sufficiency of which is hereby acknowledged, we, Walter R. Benneyworth and wife, Dorothy B. Benneyworth, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do transfer and convey unto the said Sarah Elizabeth Hawkins, a widow, her heirs and assigns, hereinafter referred to as Grantee, a certain condominium unit in Davidson County, Tennessee, described as follows:

> Unit No. 6 on the Plat of Estes Glen Residential Condominiums, Phase I, of record in Book 4885, page 50, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided one-twelfth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office; the carport adjacent to Unit No. 6 as shown on the Plan attached as Exhibit "A" to the Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.
>
> Being part of the same property conveyed to Walter R. Benneyworth by deed from Charles Gilbert, Jr., John Shea and Lytle Brown, recorded in Book 4803, page 274, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit No. 6, Estes Glen Residential Condominiums, 3704-F Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said condominium unit in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

(1) 1975 real property taxes, which have been prorated.

(2) All provisions, covenants and restrictions contained in the Master Deed and By-Laws of the Association of Owners of Estes Glen Residential Condominiums, attached to the Master Deed as Exhibit "C", and recorded in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office, including the Plat of record in Book 4885, page 50, Register's Office for said County. Notice is expressly given that the Master Deed permits the annexation of additional property, in which event the percentage of undivided ownership interest in the common elements shall automatically be shifted and reallocated and reduced.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Grantee by acceptance of this Warranty Deed hereby joins in and accepts and agrees to be bound by the Master Deed establishing Estes Glen Residential Condominiums and the By-Laws of the Association of Owners of Estes Glen Residential Condominiums.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 26th day of June, 1975.

GRANTORS:

Walter R. Benneyworth
WALTER R. BENNEYWORTH

Dorothy B Benneyworth
DOROTHY B. BENNEYWORTH

GRANTEE:

Sarah Elizabeth Hawkins
SARAH ELIZABETH HAWKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Ann Ragland, a Notary Public within and for the State and County aforesaid, Walter R. Benneyworth and wife, Dorothy B. Benneyworth, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 1975.

Margaret Ann Ragland
Notary Public
My Commission Expires: 1-29-78

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) (MONTGOMERY)

Personally appeared before me, ~~Margaret Ann Ragland~~ EDWARD LAWRENCE GOODLETT, a Notary Public within and for the State and County aforesaid, Sarah Elizabeth Hawkins, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at ~~Nashville~~ CLARKSVILLE, Tennessee, this 26th day of June, 1975.

Edward Lawrence Goodlett
Notary Public
My Commission Expires: ~~1-29-78~~ 7/12/76

NOTARY PUBLIC MONTGOMERY COUNTY, TENNESSEE

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $78,000.00.

J. Allen Cummings, Jr.
Affiant

Subscribed and sworn to before me this 30 day of June, 1975.

Nancy C. Walker
Notary Public

My Commission Expires: 5-13-79

D04904

IDENTIF. REFERENCE

JUN 30 1 36 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN30 75	CONV	78,000.00			
JUN30 75 S'TAX			A*	202.80	
JUN30 75 PR'FEE			A*	.50	
JUN30 75	W'DEED		A*	6.00	* 209.30