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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Fred H. Collins Et Ux

TO

Billy H. Benefield, Single

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billy H. Benefield (NAME) | First Federal Savings & Loan (NAME) | 147-4 |
| 196 Welch Road (STREET ADDRESS OR ROUTE NUMBER) | 236-Fourth Avenue, North (STREET ADDRESS) | 114 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUL 2 3 37 PM '75

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 34,500.00 Billy H. Benefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1975

Virginia Burton
Notary Public

MY COMMISSION EXPIRES: 2-27-78

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENN. AT LARGE

D05375

For and in Consideration of the sum of --------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by BILLY H. BENEFIELD, single, and other good and valuable considerations, receipt of which is hereby acknowledged,

DAVIDSON COUNTY, TENNESSEE

FRED H. COLLINS and wife, MADELINE COLLINS

have bargained and sold, and by these presents do transfer and convey unto the said

BILLY H. BENEFIELD, single

his 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. 21 on the Plan of Welch Meadows, Section II, as of record in Book 3700, page 60, described as follows:

BEGINNING on the northerly margin of Welch Road, at the corner of Lots 21 and 56; thence northerly along the line of said lots, 117.28 feet to the corner of Lot 55; thence westerly with the line between lots 21 and 55, 69.15 feet to a monument; thence south along the west line of Lot No. 21, 78.30 feet to a monument; continuing southerly with the westerly line of Lot No. 21, 102.36 feet to a monument in the north margin of Welch Road, thence east with said road, 81.87 feet to the beginning.

BEING the same property conveyed to Fred H. Collins and wife, Madeline Collins by deed from Jimmy Fox Dunn and wife, Eleanor J. Dunn of record in Book 4817, Page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot set-back line from Welch Road, an overhang easement across the front of the lot, a 10-foot easement for utilities along the common line between Lots 21 and 55 and along the entire westerly line of the lot; restrictions of record in Book 4004, Page 340, said Register's Office.

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This is unimproved ( ) improved (X) property, known as 196 Welch Road (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BILLY H. BENEFIELD, single his heirs and assigns, forever.

And we do covenant with the said BILLY H. BENEFIELD, single 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, except of record.

And we, Fred H. Collins and wife, Madeline Collins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Billy H. Benefield, single his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of June, 1975

Fred H. Collins
FRED H. COLLINS

Madeline Collins
MADELINE COLLINS

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 Fred H. Collins and wife, Madeline Collins the bargainors, 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 20th day of June, 19 75

CLYDE P. HOLLAND ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

Notary Public.

Commission expires 1-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JUL-2 CONV 34,500.00
JUL-2 S'TAX A* 89.70
JUL-2 PR'FEE A* .50
JUL-2 W'DEED A* 4.00 * 94.20

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 ....