BOOK 4948 PAGE 838

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$21,500.00 David Kimball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 19 75.

Earl D. Smith
Notary Public

MY COMMISSION EXPIRES: 1-26-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kimball (NAME)	The Chamberlain Company (NAME)	27W 15695
1422 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay St at Oak (STREET ADDRESS)	Map 83-02
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP)	Parcel 140

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, Ben Phelps et ux Georgia W. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Kimball et ux Teresa Kimball

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:

BEING Lot No. 20 and a southeast triangular strip off of Lot No. 19 on the Map of the Subdivision of a part of the Weakley Home Place, of record in Book 421, page 36, Register's Office, Davidson County, Tennessee.
BEGINNING at a point in the southerly margin of Benjamin Avenue, at the corner of Lots 20 and 21; thence with the line between said lots, southerly 132 feet to the north margin of an alley; thence with the margin of said alley, westerly 52.14 feet to a point, which is 2.14 feet west of the common corner of Lots 19 and 20; thence northeasterly 115 feet more or less to a point in the common line between Lots 19 and 20; said point being 115 feet north of the north margin of an alley as measured along the line of said lots; thence with the line between said lots, northerly 17.5 feet to the southerly margin of Benjamin Avenue; thence with the margin of the same, easterly 50 feet to the point of beginning.

BEING the same property conveyed to Ben Phelps et ux Georgia W. Phelps by deed from Walter W. Lenoir et ux of record in Book 3670, page 207, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office for said County.

unimproved ( )
This is improved (XX) property, known as 1422 Benjamin Street, Nashville, Tennessee 37206
(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 4th day of September, 1975

Ben Phelps
Ben Phelps

Georgia W. Phelps
Georgia W. Phelps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Phelps et ux Georgia W. Phelps

the 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 4th day of September, 19 75

Commission expires 1-29-79

Carlie Morell
Notary Public

NOTARY PUBLIC

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

WARRANTY DEED

FROM
BEN PHELPS ET UX

TO
DAVID KIMBALL ET UX

D 14587

IDENTIF. REFERENCE

SEP 8 10 20 AM '75

FELIX Z. HAWKINS JR REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX #

SEP-8 75	CONV	21,500.00				
SEP-8 75	S'TAX		A*	55.90		
SEP-8 75	PR'FEE		A*	.50		
SEP-8 75	W'DEED		A*	4.00	*	60.40