| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Herbert Bender and wife (NAME) | Lomas & Nettleton Company (NAME) | GO-5406 |
| 307 Gates Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box No. 11016 (STREET ADDRESS) | 34 - 5 |
| Goodlettsville, Tennessee (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee, 37211 (CITY) (STATE) (ZIP CODE) | Par 12 |

## WARRANTY DEED

For and in consideration of the sum of $10.00- - - - - - - - - - - - - - - - - - - - - - - - - - - - -
Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS,
Cash in hand paid by Herbert Bender and wife, Kathleen L. Bender, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated October 30, 1963, in the original principal sum of $15,800.00, payable as provided therein to Murphree Mortgage Company (now Lomas & Nettleton Company), secured by Deed of Trust executed by Lonnie E. Cushing and wife, Lena M. Cushing, to Raymond L. Davis, Jr., Trustee, of record in Book 3682, Page 59, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Herbert Bender and wife, Kathleen L. Bender, do hereby assume and agree to pay, we,

THOMAS J. ASHBURN AND WIFE, JUDY ASHBURN,

have bargained and sold, and by these presents do transfer and convey unto the said
HERBERT BENDER AND WIFE, KATHLEEN L. BENDER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47 to 52, inclusive, Register's Office for said County.

Said Lot No. 25 fronts 75 feet on the Westerly side of Gates Road, and extends back between parallel lines, 190 feet to a dead line.

Being the same property conveyed to Thomas J. Ashburn and wife, Judy Ashburn, by deed from Anita Louise Wine Howard, of record in Book 4752, Page 990, Register's Office for said County.

| | | | | |
|---|---|---|---|---|
| NOV26 | CONV | 30,000.00 | | |
| NOV26 | S'TAX | | B* 78.00 | |
| NOV26 | PR'FEE | | B* .50 | |
| NOV26 | W'DEED | | B* 4.00 | * 82.50 |

unimproved ( )
This is improved (X ) property, known as 307 (House Number) Gates Road, (Street)
(P. O. Address) Goodlettsville, Tennessee, (City or Town) 37072 (Zip Code)

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.

Whenever 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 hands this Twenty-First day of November, 1975.

Thomas J. Ashburn

Judy Ashburn

BOOK 4974 PAGE 606

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 Thomas J. Ashburn and wife, Judy Ashburn,

the bargainor, 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 Madison, Tennessee, this Twenty-First day of November, 19 75.

My commission expires August 20, 1979 Notary Public Floyd M Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Herbert Bender

Sworn to and subscribed before me this 21st day of November, 19 75.

My commission expires August 20, 1979 Notary Public Floyd M Pate

| This instrument was prepared by: | |
|---|---|
| Frank P. Reynolds, Attorney, American Trust Building, Nashville, Tennessee. | |
| Name | Address |

WARRANTY DEED

FROM THOMAS J. ASHBURN AND WIFE, JUDY ASHBURN,

TO HERBERT BENDER AND WIFE, KATHLEEN L. BENDER.

D 26003

IDENT'F. REFERENCE

Nov 26 12 08 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219