BOOK 4979 PAGE 459

WARRANTY DEED

(CORPORATE FORM)

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter R. & Dorothy B. Benneyworth	Same	
(NAME)	(NAME)	
Route 6		116-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		6
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Five Hundred and no/100 ($19,500.00)---------- *Dollars,*

cash in hand paid, the receipt and sufficienty of which is hereby acknowledged,

Sugartree Properties, Inc., a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said* Walter R. Benneyworth and wife, Dorothy B. Benneyworth, their ~~successors~~, heirs and assigns, *certain real estate in* Davidson *County, Tennessee, as follows:,*

Being a certain building site identified as No. 6, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, page 141, Register's Office for said County.

Being part of the same property conveyed to Sugartree Properties, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4831, page 823, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 12th day of December, 1975

Affiant: Jack K. Parsons

My commission expires: 1-29-78 (Affix Seal)

Notary Public: Margaret Ann Rigland

unimproved (X)
This is improved ( ) property, known as Lot No. 6, Sugartree, Phase 1 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except for 1975 taxes and all easements and restrictions of record.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 12th *day of* December, 19 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SUGARTREE PROPERTIES, INC.

By Fred R. Webber, Jr. Pres
Fred R. Webber, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret Ann Ragland, *a Notary Public of the State and County aforesaid, personally appeared* Fred R. Webber, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Sugartree Properties, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 12th *day of* December, *19* 75.

Margaret Ann Ragland *Notary Public*

Commission expires 1-29-78

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEC 15 75	CONV	19,500.00			
DEC 15 75	S'TAX		B*	50.70	
DEC 15 75	PR'FEE		B*	.50	
DEC 15 75	W'DEED		B*	4.00	* 55.20

WARRANTY DEED

FROM
SUGARTREE PROPERTIES, INC.

TO
W. R. BENNEYWORTH, ET UX

D 28244

IDENTIF. REFERENCE

DEC 15 11 08 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE