This instrument prepared by: JACKSON, TANNER & REYNOLDS,
Attorneys at Law
507 American Trust Building
Nashville TN 37201

BOOK 4981 PAGE 874

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben W. Close	Same	16DA-10385
(NAME) 2535 Franklin Rd	(NAME)	Map 118-2
(STREET ADDRESS OR ROUTE NUMBER) Nash - Same	(STREET ADDRESS)	Par. 50
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 --------- ($10.00) --------- *Dollars,*
cash in hand paid, and other good and valuable consideration,
the receipt of which is hereby acknowledged,

We, Earline Webb Murphy, and husband, Clarence Murphy, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said
Ben W. Close, an unmarried person,

his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 11 on the Map of Robert Lee Bibb's Subdivision of Lot No. 3 of the Henry Tract, as of record in Book 547, page 194, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 53 feet on the westerly side of Elliott Avenue (formerly Martha Street), and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Earline Webb Murphy by deed from James R. Kent, Trustee, of record in Book 4919, page 784, 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 $ 15,000.00

Subscribed and sworn to before me, this the 20th day of December 19 75

Affiant Benny Close

My commission expires March 27, 1977 (Affix Seal)

Notary Public James R. Kent

This is unimproved ( ) improved (X) property, known as 2409 Elliott Avenue, Nashville TN
(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
Ben W. Close, an unmarried person,

his *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ben W. Close, an unmarried person,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 20th *day of* December, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earline Webb Murphy

Earline Webb Murphy

Clarence Murphy, Jr.

Clarence Murphy, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James R. Kent *, a Notary Public in and for said County and State,* Earline Webb Murphy and husband, Clarence Murphy, Jr., *the within named 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* 22nd *day of* December *, 19* 75.

Commission expires March 27, 1977 James R. Kent *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

DEC 22 75	CONV	15,000.00			
DEC 22 75	S'TAX		B*	39.00	
DEC 22 75	PR'FEE		B*	.50	
DEC 22 75	W'DEED		B*	4.00	* 43.50

WARRANTY DEED

FROM

EARLINE WEBB MURPHY et vir

TO

BEN W. CLOSE

D 29330

IDENTIF. REFERENCE

DEC 22 2 14 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238