BOOK 4984 PAGE 251

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 (NAME)	(NAME)	
Route 6 (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	116-8C
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	31

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Four Hundred Seventy-Five and no/100 ($20,475.00)---------- *Dollars,*

cash in hand paid, the receipt and sufficiency 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 ~~XXXXXXX~~, *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being a certain building site identified as No. 31, as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, pages 56 and 57, 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 4866, page 820, 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 $ 20,475.00

Subscribed and sworn to before me, this the 30 day of ~~October~~, December 19 75

Affiant Margaret Ann Ragland

My commission expires: 9-12-75 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Lot No. 31, Sugartree, Phase 2 (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 ~~XXXXXXX~~ *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 ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand* *this* 30th *day of* ~~October~~ 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.
Fred R. Webber, Jr., President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ruth Paine Thorn, *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* 30 *day of* ~~October~~ December, *19* 75

Ruth Paine Thorn
Notary Public

NOTARY PUBLIC RUTH PAINE THORN DAVIDSON COUNTY, TENN.

Commission expires 9-12-78

FILE BOX #9

WARRANTY DEED

FROM

SUGARTREE PROPERTIES, INC.

TO

WALTER R. BENNEYWORTH, ET UX

DEC 31 75	CONV	20,475.00			
DEC 31 75	S'TAX		B*	53.30	
DEC 31 75	PR'FEE		B*	.50	
DEC 31 75	W'DEED		B*	4.00	* 57.80

D 30345

IDENTIFICATION REFERENCE

DEC 31 2 47 PM '75

FELIX Z. [illegible] 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