BOOK 4987 PAGE 648

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville City Bank & Trust Co. (NAME:)	Same (NAME:)	Map 144-10
315 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 1 & 2 FB# FH-03680 FH-03685
Nashville, Tennessee 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN and no/100 ($10.00) -------

----------*DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLESTOWN COMPANY, LTD., a Partnership composed of Walter R. Benneyworth and Raymond L. Davis, Jr.

has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* NASHVILLE CITY BANK AND TRUST COMPANY,

its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lots Nos. 40 and 41 on the Plan of Chickering Estates, Section 1, as of record in Book 2663, pages 86 and 87, Register's Office for said County.

SAID Lot No. 40 fronts 295.6 feet on the west side of Chickering Lane and runs back 740.7 feet on the northerly line and 716 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 95 feet.

SAID Lot No. 41 fronts 288.4 feet on the westerly side of Chickering Lane and extends back 820.0 feet on the northerly line and 740.7 feet on the southerly line to a dead line measuring 191.8 feet thereon.

BEING the same property conveyed to Charlestown Company, Ltd., a Partnership composed of Walter R. Benneyworth and Raymond L. Davis, Jr., by deed from the Nashville City Bank and Trust Co., of record in Book 4849, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,765.50

Affiant

Subscribed and sworn to before me, this the 12 day of January, 1976

Notary Public

My commission expires: 8/10/77 (Affix Seal)

1. Restrictive Covenants of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.

2. A 10-foot easement for public utility purposes along the rear of Lot No. 41, and along the rear and northerly line of Lot No. 40, and a 3.0 x 20 foot utility anchor easement located near the southeasterly front corner of said Lot 41, all as shown on the plan of record in Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.

3. All questions of boundary lines pursuant to an accurate survey of the premises.

4. Metropolitan Nashville and Davidson County real property taxes for the years 1974, 1975 and 1976.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NASHVILLE CITY BANK AND TRUST COMPANY, its successors ~~xxxx~~ *and assigns, forever.*

And Grantor does ~~xx~~ *covenant with the said* NASHVILLE CITY BANK AND TRUST COMPANY *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as specified herein.

And Grantor does ~~xx~~ *further covenant and bind* itself, its successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* NASHVILLE CITY BANK AND TRUST CO., its successors ~~xxxx~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* January, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHARLESTOWN COMPANY, LTD., a Partnership composed of Walter R. Benneyworth and Raymond L. Davis, Jr.

BY: Walter R. Benneyworth
Walter R. Benneyworth, Partner

BY: Raymond L. Davis, Jr.
Raymond L. Davis, Jr., Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Allen M. Wallace, *a Notary Public in and for said County and State, the within named* Walter R. Benneyworth

the bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* January, *19*76.

Allen M. Wallace, *Notary Public.*

Commission Expires 8/16/77.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Allen M. Wallace, *a Notary Public in and for said County and State, the within named* Raymond L. Davis, Jr.

the bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 12th *day of* January, *19*76.

Allen M. Wallace, *Notary Public.*

Commission Expires 8/16/77.

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 .....

WARRANTY DEED

FROM

CHARLESTOWN COMPANY, LTD., a ~~Partnership composed of~~
Walter R. Benneyworth and
Raymond L. Davis, Jr.

TO

NASHVILLE CITY BANK & TRUST CO.

JAN 12 76

JAN 12 76 STAX
JAN 12 76 FEE
JAN 12 76 DEED

CONV

35,765.50

E* 93.08
B* .50
D* 8.00
* 101.58

D 3 1 7 8 6.

THE HERMITAGE REFERENCE

JAN 12 3 52 PM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201