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BOOK 4996 PAGE 68

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Lloyd Oplinger (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	12D 27900
3101 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	60-2
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	24

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE David R. Benson et ux Charlotte N. Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Lloyd Oplinger et ux Wanda Oplinger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 47 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 and 120, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to David R. Benson and wife, Charlotte N. Benson by deed from George R. Neighbors and wife, Jeanette Neighbors of record in Book 4631, Page 474, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3136, Page 52, and Book 3253, Page 591, Said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved ( ) / improved (XX) } property, known as 3101 Moorewood Drive (House Number) (Street) Nashville, TN 37207 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 9TH day of FEBRUARY, 1976

David R. Benson D. R. Benson

Charlotte N. Benson Charlotte N. Benson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Benson et ux Charlotte N. Benson

the 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 9TH day of FEBRUARY 19 76

Commission expires 2-19-78

B. Lucille Wallace
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

D 35713

WARRANTY DEED

FROM David R. Benson

TO Henry Lloyd Oplinger

IDENTIF. REFERENCE

FEB 11 12 40 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedan
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FILE BOX 3

FEB 11 76	CONV	24,500.00			
FEB 11 76	S'TAX		B*	63.70	
FEB 11 76	PR'FEE		B*	.50	
FEB 11 76	W'DEED		B*	4.00	* 68.20