3488

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

BOOK 5009 PAGE 103

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. Benneyworth (NAME)	Same (NAME)	
Route 6 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-8-C
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	65

FOR AND IN CONSIDERATION of the sum of Twenty-Four Thousand Five Hundred and no/100 ($24,500.00)---------- *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, his ~~XXXXXXX~~ *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being a certain building site identified as No. 65, as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, pages 79 and 80, 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 $ 24,500.00

Subscribed and sworn to before me, this the 23rd day of March, 19 76

Affiant Gail K. Parsons

My commission expires: 5-29-78 (Affix Seal)

Notary Public Margaret Ann Copland

unimproved (X)
This is improved ( ) property, known as Lot No. 65, 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 Grantee, his ~~XXXXXX~~ *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 1976 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 Grantee, his ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 23rd *day of* March, 19 76, *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 Shirley Robinson, Secy.
Shirley Robinson, Secretary

BOOK 5009 PAGE 104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail K. Parsons, a Notary Public of the State and County aforesaid, personally appeared Shirley Robinson, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be Secretary of the Sugartree Properties, Inc., the within named bargainor, a corporation, and that s he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Secretary

Witness my hand and seal, at office in Nashville, Tennessee this 23rd day of March, 19 76

Gail K. Parsons
Notary Public

Commission expires 2/23/80

GAIL K. PARSONS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAR 26 76	CONV	24,500.00			
MAR 26 76	S'TAX		B*	63.70	
MAR 26 76	PR'FEE		B*	.50	
MAR 26 76	W'DEED		B*	4.00	* 68.20

WARRANTY DEED

FROM

SUGARTREE PROPERTIES, INC

TO

Walter R. Benneyworth and wife,

Dorothy B. Benneyworth

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

D 41828

IDENTIF. REFERENCE

MAR 26 8 54 AM '76

FELIX Z. ... 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