ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Benjamin F. Adams, Jr., et ux	Dobson & Johnson, Inc BOOK 5015 PAGE	1
(NAME) 3427 Benham Street	(NAME) 311 Plus Park Blvd.	117-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS) Nashville, Tn. 37217	89 pd
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100---------- DOLLARS

Cash paid by Benjamin F. Adams, Jr. and wife, Nancy C. Adams, and other good and valuable considérations, the receipt of which is hereby acknowledged.

W. H. G. Caldwell, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Benjamin F. Adams, Jr. and wife, Nancy C. Adams,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 194 on the Plan of Noel's Subdivision of Watkins Park, not of record.

Said Lot No. 194 fronts 200 feet on the west side of Benham Street and runs back between parallel lines 200 feet to the east line of Lot No. 221.

Being the same property conveyed to W. H. G. Caldwell and wife, Nellie Milner Caldwell, by deed from James A. Newman, Trustee of record in Book 1023, page 260, Register's Office for said County. The said Nellie Milner Caldwell having since died.

CO 58.00 cc	MO
WD 1.00	MS
TD	ST 150.80
CC	ST
MR	PF 50
UCC	TOTAL 155.30

This is improved (KX) unimproved ( ) property, known as 3427 Benham Street (House Number) (Street)

Nashville, Tn. 37217 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 5th day of April, 19 76.

X W. H. G. Caldwell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. H. G. Caldwell

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, this 5th day of April, 1976.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Benjamin F. Adams, Jr.

Sworn to and subscribed before me
this 5th day of April, 1976.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

Name	Address
Dobson & Johnson, Inc.	311 Plus Park Blvd. Nashville, Tenn.

WARRANTY DEED

FROM W. H. G. Caldwell

TO Benjamin F. Adams, Jr., et ux

D44511

IDENTIFICATION

APR 13 2 14 PM

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219