BOOK 5017 PAGE 778

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Ruth Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 76

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES: Jan. 26, 1977
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
George H. Cate, Jr., Attorney, 510 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Floyd Thomas (NAME)	Bennett, III (NAME)	27W 24295
1518 McKennie Avenue (STREET ADDRESS OR ROUTE NUMBER)	Guaranty Mortgage Company (STREET ADDRESS)	Map 83-2
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	311 7th Avenue, North Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Par 253

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, Mamie Ruth Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd Thomas Bennett, III, and wife, Debora Ann Bennett

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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plat of James J. Pryor Heirs' Subdivision of Lots Nos. 19 and 20 in Brownsville, as of record in Book 843, Page 41, Register's Office for said County.

SAID Lot No. 5 fronts 60 feet on the southerly side of McKennie Avenue and runs back between parallel lines, 150 feet to the northerly margin of Lots Nos. 2 and 3, measuring 60 feet thereon.

BEING the same property conveyed to Floyd T. Bennett, Jr., and wife, Mamie Ruth Bennett, by deed from James Frank Vaughan and wife, Mary F. Vaughan, of record in Book 4623, Page 790, Register's Office for Davidson County, Tennessee. The said Floyd T. Bennett, Jr., is now deceased, leaving the grantor, Mamie Ruth Bennett, as sole owner of the property.

This conveyance is made subject to a Deed of Trust to secure an indebtedness to Guaranty Mortgage Company, the unpaid balance of which is expressly assumed by the grantees, and is subject to any other liens, debts and encumbrances presently of record.

This is unimproved ( ) improved (X) property, known as 1518 McKennie Avenue (House Number) (Street) Nashville, TN. 37206 (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 my hand this 22nd day of April, 19 76

Mrs. Mamie Ruth Bennett

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Mamie Ruth Bennett

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April 1976

Commission expires Jan. 26, 1977

George H. Cate, Jr.
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Mamie Ruth Bennett

TO
Floyd Thomas Bennett III and wife, Debora Ann Bennett

D 45819

IDENTIF. REFERENCE

APR 22 11 51 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

APR 22 76	CONV	10,000.00			
APR 22 76	S'TAX		6*	26.00	
APR 22 76	I'FEE		8*	.50	
APR 22 76	W'DEED		6*	4.00	* 30.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.