This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 5027 PAGE 949

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary S. Bennett, etux	First American National Bank of Nashville,	25W-05340
(NAME) 1605 Nebraska Avenue	%Guaranty Mortgage Company Division P. O. Box 2708	103-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS) Nashville, Tennessee 37219	202
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 8, 1976, and filed for record March 9, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5003, page 907, and note of even date thereby secured, in the original principal amount of $21,200.00, payable to First American National Bank of Nashville, which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further hereby assume the obligation of Jesse May and wife, Addie Lee May, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

We, Jesse May and wife, Addie Lee May,

have this day bargained and sold, and do hereby transfer and convey unto the said

Gary S. Bennett and wife, Mable H. Bennett,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 3 and the easterly 40 feet of Lot No. 4, all in Block 18 on the Map of a Part of Sylvan Park, of record in Book 332, page 104, Register's Office for said County.

SAID property fronts 75 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Jesse May and wife, Addie Lee May, by deed from Robert D. Bolton, Marjorie Louise Bolton Lawrence, and Eleanor Jo Bolton Barrett, of record in Book 5003, page 905, Register's Office for Davidson County, Tennessee.

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It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

ROBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,631.10

Subscribed and sworn to before me, this the 21st day of May, 19 76

Affiant Gary S Bennett

My Commission Expires: MARCH 27 1977 (Affix Seal)

Notary Public James R. Hunt

This is improved / unimproved property, known as 1605 Nebraska Avenue, Nashville, Tennessee 37209
(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

Gary S. Bennett and wife, Mable H. Bennett,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as abovementioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gary S. Bennett and wife, Mable H. Bennett,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* twenty-first *day of* May, 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.*

Jesse May Jesse May

Addie Lee May Addie Lee May

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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, Jesse May and wife, Addie Lee May

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

With my hand and official seal at Nashville, Tennessee, this 21st day of May, 19 76.

Commission expires March 27, 1977 — Notary Public

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.....

MAY24 76	CONV	24,634.10			
MAY24 76	S'TAX		B*	63.96	
MAY24 76	PR'FEE		B*	.50	
MAY24 76	W'DEED		B*	4.00	* 68.46

WARRANTY DEED

FROM JESSE MAY, ETUX

TO GARY S. BENNETT, ETUX

D 50458

IDENTIF. REFERENCE

MAY 24 9 55 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204