Richard K. Clark
1161 Murfreesboro Rd.
Nashville, Tenn.
37217

BOOK 5042 PAGE 801

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: 10-31-78

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Richard R. Clark, Attorney, 1161 Murfreesboro Road Suite 316, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Claude, et.ux. (NAME)	same (NAME)	Map 173
4505 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 63
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Bobby D. Benningfield and wife, Glenda Benningfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Claude and wife, Linda Claude

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. 6 on the Map of the Subdivision of part of the King Property in the 5th District of Davidson County, Tennessee, known as the H. E. Bernal Subdivision and described according to a copy of a survey thereof made by H. B. Fowlkes, Surveyor, dated October, 1946, as follows:

BEGINNING at a point in the easterly margin of Nolensville Pike at the corner of Lots Nos. 5 & 6; thence with the margin of said Pike northerly 119.1 feet to a point; thence at right angles easterly 15 feet to a point in the said Pike; thence with the margin of the same, northerly 81.9 feet to the corner of Lots Nos. 6 & 7; thence with the line between said lots easterly 703.6 feet; thence South 44 deg. 8' East 200.3 feet to the corner of Lots Nos. 5 & 6; thence with the line between said lots westerly 723.9 feet to the beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Lawrence E. Haley and Bobby D. Benningfield, be deed from Woodrow G. Burns and wife, Maye R. Burns of record in Book 4479, page 914, Register's Office for Davidson County, Tennessee and conveyed to Bobby D. Benningfield by warranty deed from Lawrence E. Haley of record in Book _____ Page _____ in Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lot #6 of the H. E. Bernal Subdivision
(House Number) (Street) (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 hands this 14th day of June, 1976.

Bobby Dee Benningfield

Glenda Benningfield

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Richard R. Clark, a Notary Public in and for said County and State, the within named Bobby D. Benningfield and wife, Glenda

the bargainor, 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 Davidson County, Tennessee, this 14th day of June 1976

Commission expires 10-31-78

Richard R. Clark
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 Bobby D. Benningfield, et.ux.

TO Howard Claude

D 57145

IDENTIF. REFERENCE

JUL 7 1 36 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

CO	17,500.00	MO	
WD	4.00	MS	
TD		ST	45.50
CC		ST	
MR		PF	.50
UCC		TOTAL	50.00