BOOK 5052 PAGE 761

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herman Benge et ux Sue G. (NAME)	National Mortgage Company (NAME)	Map 158-3
6116 Gardendale Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	#33
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38111 (CITY) (ZONE) (STATE)	FH #14714

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4802, page 682, Register's Office for Davidson County, Tennessee.

We, Richard J. Call and wife, Therese J. Call

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

Herman Benge and wife, Sue G. Benge

certain real estate in Davidson County, Tennessee, as follows: their ~~xxxxx~~ *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard J. Call and wife, Therese J. Call by deed from Gilbert B. Hahn and wife, Marion E. Hahn of record in Book 4802, page 680, Register's Office for Davidson County, Tennessee.

G. F. Cole, Jr. member of committee joins in this instrument in order to consent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 62,000.00

Subscribed and sworn to before me, this the 2 day of July, 19 76

My commission expires Jan 2 1980 (Affix Seal)

Affiant Herman Benge

Notary Public

This is unimproved ( ) improved (XX) property, known as 6116 Gardendale Drive, Nashville, Tennessee (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 Herman Benge and wife, Sue G. Benge, their ~~xxxxx~~ *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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Herman Benge and wife, Sue G. Benge, their ~~xxxxx~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 30th day of July, 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.*

Richard J. Call

Therese J. Call

G. F. Cole, Jr.
Member of Committee

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5052 PAGE 762

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dan A. Gordon, a Notary Public in and for said County and State, Richard J. Call and wife, Therese J. Call and G. F. Cole, Jr. the within named bargainorS, 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, Tennessee. this 30 day of July, 19 76.

Dan A. Gordon Notary Public

Commission expires Jan 24, 1980

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.....

AUG-2 76 CONV 67,000.00
AUG-2 76 S'TAX B* 161.20
AUG-2 76 PR'FEE B* .50
AUG-2 76 W'DEED B* 4.00 * 165.70

WARRANTY DEED
FROM
RICHARD J. CALL, ET UX
TO
HERMAN BENGE, ET UX

D 61167

IDENTIF. REFERENCE

AUG 2 11 05 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

File Folk-Joslyn Co.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON