THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR.,
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238

BOOK 5054 PAGE 377

(Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Pembroke J. Hart, Trustee, etc.	SAME	116-12-A
2905 Olive Avenue, N.W.		07
Washington, D.C. 20007		PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-seven Thousand Nine Hundred and No/100 Dollars ($67,900.00), the receipt and sufficiency of which is hereby acknowledged, we, Walter R. Benneyworth and wife, Dorothy B. Benneyworth, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do transfer and convey unto Pembroke J. Hart, Trustee for Martha J. Lindsey, a fifty percent (50%) interest, and Pembroke J. Hart, Trustee for Alice Hall Hart, a fifty percent (50%) interest, as tenants in common, their successors and assigns, hereinafter referred to as Grantees, a certain condominium unit in Davidson County, Tennessee, described as follows:

> Unit No. 7 on the Plat of Estes Glen Residential Condominiums, Phase II, of record in Book 4885, page 152, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided one-twelfth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office; the carport adjacent to Unit No. 7 as shown on the Plan attached as Exhibit "A" to the Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.
>
> Being part of the same property conveyed to Walter R. Benneyworth by deed from Charles Gilbert, Jr., John Shea and Lytle Brown, recorded in Book 4803, page 274, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit No. 7, Estes Glen Residential Condominiums, 3704-G Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said condominium unit in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

(1) 1976 real property taxes, which have been prorated.

(2) All provisions, covenants and restrictions contained in the Master Deed and By-Laws of the Association of Owners of Estes Glen Residential Condominiums, attached to the Master Deed as Exhibit "C", and recorded in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended

in Book 4927, page 793, said Register's Office, and all matters shown on the Plat of record in Book 4885, page 152, Register's Office for said County. Notice is expressly given that the Master Deed permits the annexation of additional property, in which event the percentage of undivided ownership interest in the common elements shall automatically be shifted and reallocated and reduced.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed on this 4 day of August, 1976.

Walter R. Benneyworth
WALTER R. BENNEYWORTH

Dorothy B Benneyworth
DOROTHY B. BENNEYWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Green Cummings, Jr., a Notary Public within and for the State and County aforesaid, Walter R. Benneyworth, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of August, 1976.

J. Green Cummings, Jr.
Notary Public
My Commission Expires: 2/23/80

J. GREEN CUMMINGS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Ann Rackland, a Notary Public within and for the State and County aforesaid, Dorothy B. Benneyworth, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of August, 1976.

Margaret Ann Rackland
Notary Public
My Commission Expires: 12-29-79

MARGARET ANN RACKLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 67,900.00 .

J. Glenn Cummings, Jr.
Affiant

Subscribed and sworn to before me

this 5 day of August, 1976.

Margaret Ragland
Notary Public

My Commission Expires: 1-29-78

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

AUG 5 2 30 PM '76

FELIX A. MILLER REGISTER
DAVIDSON COUNTY, TENN.

D 6 1 9 5 1

AUG-5%	CONV	67,900.00			
AUG-5% S'TAX			B*	176.54	
AUG-5% PB'FEE			B*	.50	
AUG-5%	W'DEED		B*	6.00	* 183.04