This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5075 PAGE 204

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARBARA J. BENDER	Same	
(NAME) 205 Larkin Spring Rd	(NAME)	MAP 43-15
(STREET ADDRESS OR ROUTE NUMBER) Madison Tenn	(STREET ADDRESS)	PAR 173
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

SHIRLEY S. WILES AND HUSBAND, JAMES R. WILES, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said BARBARA J. BENDER, hereinafter referred to as Grantee,

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, beginning at a point on the east margin of the Larkin Spring Road, seven hundred and seventy-six (776) feet south of the Old Hickory Boulevard; thence southerly with said east margin, one hundred (100) feet; thence easterly four hundred (400) feet to a point seven hundred and fifty (750) feet south of Block "A" of the Anderson Subdivision, recorded in Book 974, pages 36, 37, Register's Office for Davidson County, Tennessee; thence northerly, parallel to the aforesaid Larkin Spring Road, one hundred (100) feet; thence westerly four hundred (400) feet to the beginning point and containing 40,000 square feet, more or less.
Said property being Lot Number Seven (7) on an unrecorded plat of the William I. Love's Larkin Spring Tract compiled by Mrs. N. W. Myatt on February 28, 1940.

Being the same property conveyed to Shirley S. Wiles by deed from Marvin R. McColpin and wife, Rosellia McColpin, of record in Book 4495, page 692, Register's Office for Davidson County, Tennessee.
James R. Wiles joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 30th day of September 19 76

Affiant Barbara J. Bender

My commission expires: May 7, 1977 (Affix Seal)

Notary Public Melva W. Dixon

This is unimproved ( ) improved (XX) property, known as 205 Larkin Spring Road, Madison, Tennessee 37115
(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

grantee, her (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 appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

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

Witness our *hand* S *this* 30th *day of* September, 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.*

Shirley S Wiles James R. Wiles

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY S. WILES AND HUSBAND, JAMES R. WILES 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.

Witness my hand and official seal at Madison Tennessee this 30 day of September, 19 76.

Melvin W. Alcorn
Notary Public

Commission expires May 7, 1977

NOTARY PUBLIC MELVIN W. ALCORN DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

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 .....

OCT-5 76	CONV	13,000.00			
OCT-5 76 S'TAX			B*	33.80	
OCT-5 76 PR'FEE			B*	.50	
OCT-5 76	W'DEED		B*	4.00	* 38.30

WARRANTY DEED

FROM
SHIRLEY S. WILES, ET UX

TO
BARBARA J. BENDER

D 71081

IDENTIF. REFERENCE

OCT 5 10 25 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115