This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 5078 PAGE 822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward B. Benzon, et ux	Edward B. Benzon	Map 33
(NAME) GENERAL DELIVERY	(NAME) GENERAL DELIVERY	Parcel 171
(STREET ADDRESS OR ROUTE NUMBER) VIRGINIA CITY, NEVADA	(STREET ADDRESS) VIRGINIA CITY, NEVADA 89440	
(CITY) (P. O. ZONE) (STATE) 89440	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,*

cash in hand paid by the grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Roger Lee Cox and wife, Nancy Elizabeth, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~the said~~ Edward B. Benzon and wife, Shirley Benzon, herein called the grantees, their

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

Land in the 11th Civil District of Davidson County, Tennessee, being Tract 4 on the survey of Irene Day Land, described according to a survey made by Ralph Lambert & Son, Surveyors, dated September 6, 1972, and revised April 21, 1975, as follows:

Said Tract 4 fronts 205.38 feet on the east margin of Campbell Road and extends back 596.0 feet on the south line, and 573.21 feet on the north line, which is a broken line to a line on the rear on which it measures 250.0 feet.

Being the same property conveyed to Roger Lee Cox and wife, Nancy Elizabeth Cox by deed from Irene M. Higgason of record in Book 4910, Page 642, Register's Office for said county.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 4910, Page 462, said Register's Office.

OCT 18 76	CONV	15,000.00		
OCT 18 76	S'TAX		B* 39.00	
OCT 18 76	PR'FEE		B* .50	
OCT 18 76	W'DEED		B* 4.00	* 43.50

BUYER - Edward B. Benzon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 13 day of October 19 76

Affiant

My commission expires: 4-7-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 grantees, their

~~XXXXXXX~~ *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 stated herein and 1976 taxes which have been pro-rated and assumed by the said grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness OUR *hand* S *this* 13th *day of* October, *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.*

Roger Lee Cox
(Roger Lee Cox)

Nancy Elizabeth Cox
(Nancy Elizabeth Cox)

BOOK 5078 PAGE 823

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *Notary Public in and for said County and State,* Roger Lee Cox and wife, Nancy Elizabeth Cox

*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 Davidson County, *Tennessee, this* 13th *day of* October, *19*76

Robert E. Lee *Notary Public*

Commission expires 9-7-80

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 .....

WARRANTY DEED

FROM

TO

D 72746

IDENTIF. REFERENCE

OCT 18 10 16 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS