BOOK 5080 PAGE 765

WARRANTY DEED

McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLARENCE W. RUSSELL, ET UX	SAME	Map 33
(NAME)	(NAME)	Parcel 171
500 CAMPBELL ROAD		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GOODLETTSVILLE, TENN.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

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

We, EDWARD B. BENZON and wife, SHIRLEY BENZON, hereinafter called the GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said CLARENCE W. RUSSELL and wife, SARAH A. RUSSELL, hereinafter called the GRANTEES,

their *(successors), 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 Edward B. Benzon and wife, Shirley Benzon by deed from Roger Lee Cox and wife, Nancy Elizabeth Cox of record in Book 5078, Page 822, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,250.00

Subscribed and sworn to before me, this the 20th day of October, 19 76.

Affiant Edward B. Benzon

My commission expires: May 19, 1979 (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 *(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.*

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* 20th *day of* October, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Edward B Benzon

Shirley Benzon

BOOK 5080 PAGE 766

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edward B. Benzon and wife, Shirley Benzon

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 26th *day of* October, *19* 76

Jane R. Elliott Jr. *Notary Public*

Commission expires May 19, 1979

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* .....

Commission expires ....*Notary Public*

OCT 22 76 CONV 15,250.00
OCT 22 76 S'TAX B* 39.52
OCT 22 76 PENTEE B* .50
OCT 22 76 W'DEED B* 4.00 * 44.02

WARRANTY DEED

FROM
EDWARD B. BENZON, ET UX

TO
CLARENCE W. RUSSELL, ET UX

D 7 3 6 7 8

IDENTIFICATION REFERENCE

Oct 22 10 05 AM '76

REGISTER'S OFFICE

Compliments of

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