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

BOOK 5095 PAGE 459

(Address New Owner:	Send Tax Bills To:	(Map-Parcel No.
FELIX E. DURHAM, ET UX.	THIRD NATIONAL BANK	116-12A
3704-A Estes Road	MORTGAGE LOAN DEPARTMENT	Par 1
Nashville, Tennessee 37215	NASHVILLE, TN 37244	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty-seven Thousand Eight Hundred Seventy-five Dollars ($87,875.00) 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 the said Felix E. Durham and wife, Mary Frances Durham, their heirs and assigns, hereinafter referred to as Grantee(s), a certain condominium unit in Davidson County, Tennessee, described as follows:

> Unit No. 1 on the Plat of Estes Glen Residential Condominiums, Phase III, of record in Book 5060, page 43, 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. 1 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. 1, Estes Glen Residential Condominiums, 3704-A 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 Grantee(s), their heirs 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 5060, page 43, 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 Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

Grantee(s) by acceptance of this Warranty Deed hereby join(s) in and accept(s) and agree(s) to be bound by the Master Deed establishing Estes Glen Residential Condominiums, as amended, and the By-Laws of the Association of Owners of Estes Glen Residential Condominiums.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 8th day of December, 1976.

D80592

IDENTIF. REFERENCE

Dec 10 9 45 AM '76

REGISTER DAVIDSON CO., TENN.

GRANTORS:

Walter R. Benneyworth
WALTER R. BENNEYWORTH

Dorothy B Benneyworth
DOROTHY B. BENNEYWORTH

GRANTEE(S):

Felix E. Durham
FELIX E. DURHAM

Mary Frances Durham
MARY FRANCES DURHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Ann Epps, a Notary Public within and for the State and County aforesaid, Walter R. Benneyworth and wife, Dorothy B. Benneyworth, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of December, 1976.

Karen Ann Epps
Notary Public
My Commission Expires: 4-

KAREN ANN EPPS NOTARY PUBLIC DAVIDSON CO., TENN.

STATE OF TENNESSEE)

BOOK 5095 PAGE 461

COUNTY OF DAVIDSON)

Personally appeared before me, Karen Ann Epps, a Notary Public within and for the State and County aforesaid, Felix E. Durham and wife, Mary Frances Durham, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1976.

Karen Ann Epps
Notary Public

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,875.00.

F. Felix Cummings, Jr.
Affiant

Subscribed and sworn to before me

this 7th day of December, 1976.

Karen Ann Epps
Notary Public

My Commission Expires: 11-26-79

DEC 10 76	CONV	87,875.00			
DEC 10 76	S'TAX		B*	228.54	
DEC 10 76	PR'FEE		B*	.50	
DEC 10 76	W'DEED		B*	6.00	* 235.04