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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Walter R. Benneyworth, et ux	Same, PART OF	No. 116 12-109
(NAME)	(NAME)	Tract 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-3,5,31
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty-Five Thousand and 00/100 ($25,000.00) DOLLARS

cash paid by buyers, receipt of which sellers hereby acknowledge,

we, Daniel J. Volpe and wife, Dorothy Frances Volpe,

have bargained and sold, and by these presents do transfer and convey unto the said Walter R. Benneyworth and wife, Dorothy Benneyworth,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the eastern portion of the southern one-half of Lot No. 5 on the plan of a subdivision of the west part of Lot No. 2 of the Henry Compton land as of record in Plan Book 547, pg. 47, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the eastern margin of Estes Road, said point being 1,111 feet south of the south margin of Woodmont Boulevard; thence S 86° 45' E a distance of 522.0 feet along the southern margin of Estes Glen Section 1 to the point of beginning of this description; thence along the south margin of Estes Glen Section 1, S 86° 45' E a distance of 363.0 feet to a point in the west margin of the Eleanor A. Cargile property; thence along Cargile's west property line S 3° 00' W a distance of 150 feet to a point in the northern margin of the W. R. Elder property; thence along Elder's north property line N 86° 45' W a distance of 363.0 feet to a point in the east margin of the Dorothy Hite property; thence along Hite's east property line N 3° 00' E a distance of 150 feet to the point of beginning and containing 1.25 acres, more or less.

Being the same property conveyed to J. Harvill Hite and wife, Dorothy Izlar Hite, and Frances Muse Izlar, by deed from J. W. McMillen and wife, Laura Mae McMillen of record in Book 1635, page 328 and by quitclaim deed from Frances Muse Izlar to Dorothy Izlar Hite as recorded in Book 4513, page 748. The said J. Harvill Hite and Frances Muse Izlar having since died and grantor having since married and known as Dorothy Frances Volpe. The said Dorothy Frances Volpe having conveyed a life estate in said property to Daniel J. Volpe by QuitClaim Deed of record in Book 5011, page 526, Register's Office for Davidson County, Tennessee. H. E. Collins, Trustee, joins in this conveyance for the sole purpose of conveying to grantees any right, title and interest he has in the property arising from a quitclaim deed recorded in Book 5011, Page 526, R.O.D.C, Tenn.

unimproved (X)
This is improved ( ) property, known as rear 3706 Estes Road, Nashville, TN
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of April, 1977.

Daniel J Volpe

Dorothy Frances Volpe

H. E. Collins, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Volpe and Dorothy Frances Volpe, and H. E. Collins, Trustee,

the 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 Nashville, this 15th day of April, 1977.

My commission expires 6/18/1979 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter R. Benneyworth

Sworn to and subscribed before me this 15th day of April, 1977.

My commission expires 6/18/1979 Notary Public

This instrument was prepared by:

H. E. Collins, Atty., 802-51st Ave. N., Nashville, TN 37209

Name	Address

APR 15 77 CONV 25,000.00
APR 15 77 S TAX B* 65.00
APR 15 77 PRTEE B* .50
APR 15 77 RECFD B* 4.00 * 69.50

WARRANTY DEED

FROM

DANIEL J. VOLPE, ET UX

TO

WALTER R. BENNEYWORTH, ET UX

J98971

IDENTIFICATION REFERENCE

APR 15 1 08 PM '77

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Bkg 7