FILE BOX 3

Form No. WD-1

BOOK 5166 PAGE 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray Benton (NAME)	Realty Mortgage, Inc. (NAME)	MAP 83-7
23 Waters Avenue (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Blvd., #250 (STREET ADDRESS)	PAR 316
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	27W-16563

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Spring Street Investment Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ray Benton and wife N. Cayle Benton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the easterly half of Lot Noy 6 on the plan of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID half of Lot No. 6 fronts 50 feet on the northerly side of Waters Avenue and extends back 160 feet between parallel lines to a dead line measuring 50 feet.

BEING the same property conveyed to Spring Street Investment Co. by Substitute Trustee's Deed from Earl J. Porter, Jr., Substitute Trustee, of record in Book 5055, Page 636. Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 23 Waters Avenue (House Number) (Street) Nashville, TN 37206 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 27TH day of JUNE, 1977

Spring Street Investment Co.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spring Street Investment Co., Julian E. Dye as General Partner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27TH day of JUNE 19 77

Commission expires 2-23-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Spring Street Investment Co.

TO
Donald Ray Benton

E 12203

IDENTIF. REFERENCE

JUL 1 10 32 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Edward Sledon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUL-17	CONV	24,000.00			
JUL-17	S'TAX		B*	62.40	
JUL-17	PR'FEE		B*	.50	
JUL-17	W'DEED		B*	4.00	* 66.90