BOOK 5174 PAGE 165

WARRANTY DEED

RETURN TO
CLYDE PAUL HOLLAND ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

FROM ZACK CHEEK BUILDERS, INC.

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~SARAH W. BENSON, AND JONATHAN BENSON HER HUSBAND~~ 4908 SHADOWLAWN DRIVE HERMITAGE, TENNESSEE 37076
SEND TAX BILLS TO:	~~FIRST AND MID-SOUTH MORTGAGE COMPANY~~ P. O. BOX 2568 NASHVILLE, TENNESSEE 37219
PREPARED BY:	CLYDE P. HOLLAND 2016 PARKWAY TOWERS NASHVILLE, TENNESSEE 37219
MAP-PARCEL NOS:	Map 76-5 Parcel 92

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00 Affiant Sarah W. Benson

SUBSCRIBED AND SWORN TO BEFORE ME THIS JULY 20, 1977
DATE

NOTARY PUBLIC

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
MY COMMISSION EXPIRES 3-31-77

----------TEN DOLLARS AND NO\100------

FOR AND and IN CONSIDERATION OF the sum of

----------($10.00)----------

DOLLARS

CASH IN HAND PAID BY SARAH W. BANSON AND HUSBAND JOHATHAN BENSON, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JUL22P	CONV	32,900.00			
JUL22PS'TAX			B*	85.54	
JUL22PPR'FEE			B*	.50	
JUL22P	W'DEED		B*	4.00	* 90.04

ZACK CHEEK BUILDERS, INC.

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

SARAH W. BENSON, AND JONATHAN BENSON HER HUSBAND

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 94 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 94 FRONTS 90 FEET ON THE NORTHWESTERLY SIDE OF SHADOWLAWN DRIVE AND EXTENDS BACK 166.93 FEET ON THE SOUTHWESTERLY LINE AND 167.14 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 97.19 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ZACK CHEEK BUILDERS, INC. BY DEED FROM JOHN HINSON, TRUSTEE WITH FULL POWER, OF RECORD IN BOOK 4969, PAGE 209, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANT CONTAINED IN INSTRUMENT OF RECORD IN BOOK 4938, PAGE 337, SAID REGISTER'S OFFICE, AND THE PLAN OF RECORD IN BOOK 4860, PAGE 43, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, A 30-FOOT MINIMUM BUILSING SETBACK LINE FROM SHADOWLAWN DRIVE AND AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LOT, AND A 10-FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG THE FRONT LOT LINE OF PREMISES AS SHOWN ON SAID PLAN.

unimproved ( )
This is improved X) property, known as 4908 SHADOWLAWN DRIVE, HERMITAGE, TENNESSEE 37076
Number Street City State 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 SARAH W. BENSON, AND JONATHAN BENSON HER HUSBAND THEIR heirs, successors and assigns, forever.

AND IT do covenant with the said SARAH W. BENSON, AND JONATHAN BENSON HER HUSBAND that IT IS lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND IT, ZACK CHEEK BUILDERS, INC. do(es) further covenant and bind ITS heirs and representatives, to WARRANT and forever defend the title to the said land to the said SARAH W. BENSON, AND JONATHAN BENSON HER HUSBAND THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ITS hand this 20TH day of JULY, 1977

ZACK CHEEK BUILDERS, INC.
BY: Jack Cheek

E 15838
IDENTIF. REFERENCE
JUL 22 9:48 AM '77
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF ; COUNTY OF } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at
City State

this day of 19

Comission Expires Notary Public

(AFFIX SEAL)

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack Cheek, President with whom I am personally acquainted, and who, upon oath, acknowledged HIM self to be (Title) President of the ZACK CHEEK BUILDERS, INC., a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIM self as (Title)

WITNESS my hand and seal, at office in CITY: NASHVILLE STATE: TENNESSEE

this 20TH day of JULY 1977

1-31-78
Commission Expires

CLYDE P. HOLT NOTARY PUBLIC DAVIDSON TENN.
(AFFIX SEAL)

Notary Public