E 17938
E 17938

# WARRANTY DEED

IDENTIF. REFERENCE

AUG 2 12 42 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

James M. Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1977

Notary Public

MY COMMISSION EXPIRES: January 19, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Atty., 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Bennett Et Ux (NAME) | Fidelity Federal Savings & Loan (NAME) | ~~141-15-20~~ 141-15 A-parcel 20 |
| 7041 Cotton Blossom Lane (STREET ADDRESS OR ROUTE NUMBER) | 401 Union (STREET ADDRESS) | 9D-68460 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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, TIMOTHY D. PRINCEHORN and wife, DONNA J. PRINCEHORN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. BENNETT and wife, TRUDY S. BENNETT

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 Lot No. 76 on the Plan of Rolling River Estates, Section I, of record in Book 4860, Page 27, Register's Office for said County.

Said Lot fronts 97.91 feet on the northerly margin of Cotton Blossom Lane and runs back 176.89 feet on the east line and 189.44 feet on the west line to a rear line measuring 123 feet thereon.

Being the same property conveyed to Timothy D. Princehorn and wife, Donna J. Princehorn, by deed from Poplar Creek Corporation of record in Book 5065, Page 404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4788, Page 950, Book 4871, Page 640, and Book 4892, Page 689, to the limitations that appear on the Plan of Record in Book 4860, Page 27, both in the Register's Office for Davidson County, Tennessee, and to 1977 property taxes, which have been prorated and the Grantees assume in full.

unimproved ( )
This is improved (XX) property, known as 7041 Cotton Blossom Lane, Nashville, Tennessee 37221
(House Number) (Street) (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 our hands this 29th day of July, 1977

Timothy D. Princehorn

Donna J. Princehorn

BOOK 5178 PAGE 810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Timothy D. Princehorn and wife, Donna J. Princehorn

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, Tennessee this 29th day of July, 19 77

Marbut Glenn Gaston, Jr. Notary Public

Commission Expires January 19, 1981

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

AUG-27 CONV 57,900.00
AUG-27 S'TAX B* 137.54
AUG-27 PR'FEE B* .50
AUG-27 W'DEED B* 4.00 * 142.04

11207-6

WARRANTY DEED

FROM

Timothy D. Princehorn and wife,

Donna J. Princehorn

TO

James M. Bennett and wife,

Trudy S. Bennett

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York