This Instrument Prepared By:
David B. Hinecker
Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5188 PAGE 403

Map - 141-15A-22

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs W. A. Benson, IV	Home Federal Savings & Loan 230 4th Avenue, North Nashville, TN. 37219
FIELD BOOK NUMBER(S) 9D-68462	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7049 Cotton Blossom Lane	LOAN OR ACCOUNT NO. 553-003-7 PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated August 4, 1976, in the original principal sum of $37,500.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Frederick Wells Stephenson and wife, to Attorneys Title Company, Inc., Trustee, as of record in Book 5054, page 417,

FREDERIC WELLS STEPHENSON and wife, PAMELA M. STEPHENSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM A. BENSON and wife, REBECCA BENSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 74 on the Map of Rolling River Estates, Section I, as of record in Book 4860, Page 27, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frederic Wells Stephenson and wife, Pamela M. Stephenson, by deed from Poplar Creek Corporation, as of record in Book 5054, Page 415.

This conveyance is made subject to restrictions in Book 4788, page 950, as amended in Book 4871 page 640.

AUG25	CONV	56,350.14			
AUG25	S'TAX	[illegible]	B*	146.64	
AUG25	PR'FEE		B*	.50	
AUG25	W'DEED		B*	4.00	* 151.14

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23 day of August, 1977.

Frederic Wells Stephenson

Pamela M. Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Frederic Wells Stephenson and wife, Pamela M. Stephenson

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, the 23 day of August, 1977.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 56,350.14 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

FREDERIC WELLS STEPHENSON AND WIFE

TO

WILLIAM A. BENSON AND WIFE

E 22483

IDENTIF. REFERENCE

AUG 25 11 26 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public