BOOK 5191 PAGE 797

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 2/24/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. BENNETT, JR., et ux	REALTY MORTGAGE, INC.	71-7
(NAME)	(NAME)	
210 Queen Street	2200 Century Parkway - Suite 250	Part - 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Atlanta, Georgia 30345	
(CITY) (STATE) (P. O. ZIP)	(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, OTIS W. CHARLTON and wife, LOUISE R. CHARLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BENNETT, JR., and wife, ANAH 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:

LAND in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 108 on the map of Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.

SAID part of Lot No. 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.

BEING the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton by deed from Dewey W. Pedigo, Trustee, of record in Book 5097, page 76, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 210 Queen Street, Nashville, Tennessee 37207
(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 hand s this 26th day of August, 19 77

Otis W. Charlton
OTIS W. CHARLTON

Louise R. Charlton
LOUISE R. CHARLTON

Louise R. Charlton

STATE OF TENNESSEE
Davidson County

BOOK 5191 PAGE 798

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named OTIS W. CHARLTON and wife, LOUISE R. CHARLTON

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 26th day of August 19 77

Commission expires 2/7/79

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 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

E 23628

WARRANTY DEED

FROM
OTIS W. CHARLTON, et ux

LOUISE R. CHARLTON

TO
JAMES A. BENNETT, JR., et ux

ANAH BENNETT

PLEASE FILE BOX "7"

IDENTIF. REFERENCE

SEP 1 10 28 AM '77

FILED ... RECORDED
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-17	CONV	16,500.00			
SEP-17	S'TAX		B*	42.90	
SEP-17	PR'FEE		B*	.50	
SEP-17	W'DEED		B*	4.00	* 47.40