E25590.

WARRANTY DEED

BOOK 5195 PAGE 908

IDENTIF. REFERENCE

SEP 13 9 28 AM '77

FELIX Z. W... REGISTER
DAVIDSON COUNTY, TENN.

Rush
Mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

James William Benton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September 19 77

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WILLIAM BENTON (NAME)	(NAME)	11D 45235
246 HILLCREST DRIVE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
MADISON, TENNESSEE 37115 (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, JAMES JOE WHEELER and wife, LILLIAN WHEELER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES WILLIAM 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 Lots Nos. 63, 64 and 65, Block A, Yowell Place on Old Hickory Boulevard, a Plat of which is recorded in Book 974, page 61, Register's Office for said County. Said Lot No. 63, as shown on said plan, fronts 25 feet on the westerly side of Hillcrest Drive and runs back between parallel lines 177 feet to a dead line, measuring 25 feet thereon. Said Lot No. 64 fronts 25 feet on the westerly side of Hillcrest Drive and runs back between parallel lines 177 feet to a dead line, measuring 25 feet thereon. Said lot No. 65 fronts 37 feet 6 inches on the westerly side of Hillcrest Drive, and runs back 179 feet on the northerly line and 177 feet on the southerly line to a dead line in the rear, measuring 43 feet 6 inches thereon.

Being the same property conveyed to James Joe Wheeler and wife, Lillian Wheeler by Deed from Helen McClain Wynne Kerr of record in Book 4342, page 142, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 246 Hillcrest Drive, Madison, Tenn. 37115
(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 9 day of September, 1977

James Joe Wheeler
JAMES JOE WHEELER

Lillian Wheeler
LILLIAN WHEELER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Joe Wheeler and Lillian Wheeler

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 Goodlettsville, Tennessee this 9 day of September, 19 77

Commission Expires October 28, 1978 Douglas M Berry Notary Public

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

SEP 13 77 CONV 25,500.00
SEP 13 77 S'TAX 8* 66.30
SEP 13 77 PR'FEE 8* .50
SEP 13 77 W'DEED 8* 4.00 * 70.80

WARRANTY DEED

FROM
JAMES JOE WHEELER, et ux

TO
JAMES WILLIAM BENTON

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York