WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 1977

Notary Public

MY COMMISSION EXPIRES: November 10, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Vargas, unmarried (NAME)	The Benford-Whiting Company (NAME)	75-7-138
509 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	4D-5740
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (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, BRENT VALLEY BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. VARGAS, unmarried

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. 104 on the Plan of Highlands of Tulip Grove, Section III as shown on Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot 104 fronts 85.0 feet along the westerly margin of Dutchmans Drive and extends back 186.23 feet on the northerly line and 181.00 feet on the southerly line to a broken line in the rear on which it has a total measurement of 85.53 feet.

Being part of the same property conveyed to Brent Valley Builders, Inc., by deed from Reynold Bubis, Successor Trustee, of record in Book 5126, Page 737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5028, Page 357, Book 5020, Page 58, Book 4849, Page 767 and Book 4793, Page 157, and to the limitations that appear on the plan of record in Book 4675, Page 140, both in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 509 Dutchmans Drive, Hermitage, TEnnessee 37076
(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 my hand this 13th day of October, 19 77

BRENT VALLEY BUILDERS, INC.

By: Jim L Hall

Jim L. Hall, President

STATE OF ____________________

COUNTY OF ____________________

Personally appeared before me, ____________________, a Notary Public in and for said County and State, the within named ____________________

____

____

the bargainor____, 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____ day of ____________, 19___

Commission Expires____________ ____________________, Notary Public.

STATE OF TENNESSEE

DAVIDSON County

Before me, Betty N. Todd, a Notary Public within and for the State and County aforesaid, personally appeared Jim L. Hall ~~and~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, ~~with whom I am personally acquainted and who~~ upon his oath ~~their several oaths~~ acknowledged himself ~~themselves~~ to be the President ~~xxxxx and~~ xxxxxxxxxxxxxxxxxxxxxxx ~~respectively~~ of the Brent Valley Builders, Inc. the within named bargainor, a corporation, and that he ~~they~~ as such President ~~and~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx ~~being authorized so to do~~ executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jim L. Hall as such President ~~and attesting the same by the said~~ xxxxxxxxxxxxxxxxxxxxxxxx ~~as such~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 13th day of October, 19 77

My commission expires November 10, 1979

Betty N. Todd
Notary Public

N. TODD NOTARY PUBLIC AT LARGE

Please return to:
Marbut Glenn Gaston, Jr.
Suite 303 Belle Meade Office Park
4515 Harding Road
Nashville, Tennessee 37205

OCT 14 77	CONV	41,900.00		
OCT 14 77 S'TAX			B* 108.94	
OCT 14 77 PR'FEE			B* .50	
OCT 14 77	W'DEED		B* 4.00	* 113.44

77 22 3 1 : 1 3 3

IDENTIF. REFERENCE

OCT 14 2 25 PM '77

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Brent Valley Builders, Inc.

TO

John A. Vargas, unmarried

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York