1586 - 5-5

BOOK 5228 PAGE 35

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
AL BANNING, Trustee	SAME	Map 29
AL BANNING (NAME) REALTY CO. P.O. Box 2366	(NAME)	Parcel 269
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED and no/100 DOLLARS ($13,500.00), of which TWO THOUSAND DOLLARS ($2,000.00) paid by grantee to grantors, and the remaining sum being the approximate balance of a First Mortgage to W. C. Gifford, which the grantee hereby assumes, grantors, C. RAY BENNETT and EDWARD P. CRUMP

30V30	CONV	13,500.00			
30V30	S'TAX		B*	35.10	
30V30	PR'FEE		B*	.50	
30V30	W'DEED		B*	4.00	* 39.60

have bargained and sold, and by these presents do transfer and convey unto the said AL BANNING, TRUSTEE, AL BANNING REALTY COMPANY,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 9 on the Map of Fairview Subdivision, as of record in Book 974, page 41, and Plat Book 1130, page 54, Register's Office for said County, Tennessee, described as follows:

BEGINNING at a point on the existing easterly right-of-way of Clarksville Highway, the said point being located 215.0 feet north of the southwest corner of the property conveyed to William Lee Scott as of record in Book 3508, page 463, Register's Office for Davidson County, Tennessee; thence along the aforementioned right-of-way North 8° 30' east 177.50 feet to a point; thence south 79° east 85.50 feet to a point; thence South 13° 07' west 174.20 feet to a point, on Scott's Northerly line; thence with Scott's northerly line 70.00 feet to the point of beginning.

Being the same property conveyed to C. Ray Bennett and Edward P. Crump, as of record in Book 4757, page 617, Register's Office of Davidson County, Tennessee.

Included in the description, but EXCLUDING from the conveyance is a strip of land conveyed to W. C. Rogers and wife, Ruby A. Rogers, by deed of record in Book 4480, page 441, Register's Office for said County as follows:

Beginning at a point in the easterlymargin of Clarksville Highway, U.S. 41-A, said point being the northwest corner of the property conveyed to W. C. Rogers and wife, Ruby A. Rogers, by deed from Margaret L. Scott, of record in Book 4439, page 181; thence with the easterly margin of said Highway, North 8° 30' east 32 feet to a point; thence eastwardly 73 feet, more or less, along a line where the Grantor intends to build a fence to a point in the easterly line of said Tract No. 9; thence with the easterly line of said Tract No. 9, south 13° 07' west 28 feet to said Rogers' northeast corner; thence with said Rogers' northerly line, North 79° 00' west 70.00 feet to the beginning.

This is improved (x) unimproved ( ) property, known as 4028 Clarksville Highway (House Number) (Street)

Nashville, Tennessee 37218 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 2nd day of February, 1977.

C. Ray Bennett

Edward P. Crump

M → 58-14-52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, THE UNDERSIGNED, , a Notary Public in and for said County and State, the within named C. RAY BENNETT and EDWARD P. CRUMP

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 2nd day of February , 19 77 .

My commission expires 1/24/77 Notary Public Helen T. Jamison

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Al Banning

Sworn to and subscribed before me this 30th day of November , 1977 .

~~My commission expires~~ ~~Notary Public~~ E. Barnes Dep. Reg.

This instrument was prepared by:

Julian W. Blackshear, Jr., Esq., 1118 Parkway Towers, Nashville, Tn. 37219

Name Address

WARRANTY DEED

FROM C. RAY BENNETT and EDWARD P. CRUMP

TO AL BANNING, TRUSTEE, AL BANNING REALTY CO.

E 39319

IDENTIF. REFERENCE

Nov 30 | 18 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219