This Instrument Prepared By:
DAVID [illegible]

BOOK 5257 PAGE 100

Order No. [illegible]

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 133/12/22 Qs/ | Mr./Mrs. Bennett J. Begnaud<br>429 Benita Drive<br>Nashville, Tennessee 37211 | Home Federal Savings & Loan<br>230 Fourth Avenue, North<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 5DU-9833 | 429 Benita Drive | 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 ($10.00) DOLLARS and other good and valuable considerations, a receipt of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| FEB27 | CONV | 39,000.00 | | | |
| FEB27 S'TAX | | | B* | 101.40 | |
| FEB27 PR'FEE | | | B* | .50 | |
| FEB27 | W'DEED | | B* | 4.00 | * 105.90 |

SARA HISE NEWTON, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BENNETT J. BEGNAUD and wife, MARY Y. BEGNAUD

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. 19 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 66.7 feet along the westerly margin of Benita Drive, and runs back 152.15 feet on the southerly line and 149.67 feet on the northerly line to a line in the rear measuring 81 feet thereon.

BEING the same property conveyed to Sara Hise Newton by quitclaim deed from John Joseph Last, of record in Book 5061, Page 954, Register's Office for Davidson County, Tennessee, and by decree of record in Book 5053, Page 699, Said Register's Office.

THIS conveyance is made subject to restrictions of record in Book 3792, Page 445, and amended in Book 3816, Page 784, Register's Office for Davidson County, Tennessee.

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.

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 24th day of February, 1978.

Sara Hise Newton

Sara Hise Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sara Hise Newton, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of February, 1978.

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

$ 39,000.00 Amount

Bennett J. Begnaud

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1978

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

E 52380

IDENTIFICATION

FEB 27 3 27 PM '78

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

Loan#553,907-0
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
SARA HISE NEWTON

TO
BENNETT J. BEGNAUD et ux.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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