BOOK 5268 PAGE 356

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Ira T. Johnson, Jr. 3704-R Estes Road Nashville, TN 37215	Guaranty Mortgage Co. Div. P. O. Box 786 Brentwood, Tennessee 37027	116-12 109 Field Book No. 7DA-31889

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Walter R. Benneyworth and wife, Dorothy B. Benneyworth (the "Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto the said Ira T. Johnson, (the "Grantee(s)"), his heirs and assigns, a certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 17 on the Plat of Estes Glen Residential Condominiums, Phase V, of record in Book 5190, page 47, Register's Office for Davidson County, Tennessee. Also included is an unencumbered, undivided one-seventeenth (1/17th) or 5.882% of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793 and in Book 5239, page 922, said Register's Office; the carport adjacent to Unit No. 17 as shown on the Plat aforesaid; and any part of open space shown on the Plat aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being part of the same property conveyed to Walter R. Benneyworth and wife, Dorothy Benneyworth, by deed from Daniel J. Volpe and wife, Dorothy Frances Volpe, of record in Book 5136, page 620, Register's Office for Davidson County, Tennessee, Dorothy Benneyworth and Dorothy B. Benneyworth being the same person.

This is improved property known as Unit No. 17, Estes Glen Residential Condominiums, 3704-R Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantee(s), his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said condominium unit in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1978 real property taxes, which have been prorated and assumed by the Grantee(s).

(2) All provisions, covenants and restrictions contained in the Master Deed establishing the horizontal property regime of Estes Glen Residential Condominiums and the By-Laws of the Association of Owners thereof, attached to said Master Deed as Exhibit "C", of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793 and in Book 5239, page 922, said Register's Office; all matters shown on the Plat of record in Book 5190, page 47, said Register's Office; and all other easements restrictions, and setback lines of record. Notice is expressly given that the Master Deed permits the annexation of additional property, in which event the percentage of undivided ownership interest in the common elements shall automatically be shifted and reallocated and reduced.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

Grantee(s) by acceptance of this Warranty Deed hereby join(s) in and accept(s) and agree(s) to be bound by the Master Deed establishing the horizontal property regime of Estes Glen Residential Condominiums, as amended, and the By-Laws of the Association of Owners thereof.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 30th day of March, 1978.

GRANTORS:

Walter R. Benneyworth

WALTER R. BENNEYWORTH

Dorothy B. Benneyworth

DOROTHY B. BENNEYWORTH

GRANTEE(S):

Ira T. Johnson

IRA T. JOHNSON

BOOK 5268 PAGE 358

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George E. Mudter, Jr., a Notary Public in and for the State and County aforesaid, Walter R. Benneyworth and wife, Dorothy B. Benneyworth, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1978.

George E. Mudter, Jr.
Notary Public
My Commission Expires: February 3, 1981

E 5.7.5.7.1

IDENTIF. REFERENCE
APR 3 10 54 AM '78
FELIX Z. ROBINSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George E. Mudter, Jr., a Notary Public within and for the State and County aforesaid, Ira T. Johnson, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1978.

George E. Mudter, Jr.
Notary Public
My Commission Expires: February 3, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Ira T. Johnson
Affiant

Subscribed and sworn to before me this 30th day of March, 1978.

George E. Mudter, Jr.
Notary Public
My Commission Expires: February 3, 1981

APR-3 78 CONV 77,500.00
APR-3 78 S'TAX B* 201.50
APR-3 78 PR'FEE B* .50
APR-3 78 W'DEED B* 6.00 * 208.00