ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Thomas Lee Benjamin et ux (NAME)	Commerce Union Bank (NAME)	23W-16265
502 North 17th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map 83-6
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	Parcel 355

WARRANTY DEED

For and in consideration of the sum of ----------Ten Dollars and No/100----------
----------($10.00)---------- DOLLARS cash in hand paid by Thomas Lee Benjamin and wife, Suzee Waters Benjamin, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Thomas Lee Benjamin and wife, Suzee Waters Benjmain to assume and agree to pay the unpaid balance of a loan in the original principal amount of $23,050.00 to Commerce Union Bank, secured by a deed of trust of record in Book 5148, page 769, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

DONALD O. MARRS AND WIFE, JUDITH C. MARRS,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS LEE BENJAMIN AND WIFE, SUZEE WATERS BENJAMIN

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

Being part of Lot No. 3 on the Plan of W. L. Horn's Spout Spring Addition, as of record in Book 57, page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the westerly margin of North 17th, formerly Hughes Street, 80 feet north of the northerly margin of McEwen Street; thence with the westerly margin of said street, northwardly 50 feet; thence at right angles westwardly 170 feet to theline between Lots Nos. 2 and 3; thence with said line, southwardly 50 feet; thence eastwardly 170 feet to the beginning.

Being the same property conveyed to Donald O. Marrs and wife, Judith C. Marrs by deed from E. Jean Timbs, of record in Book 5148, page 762, Register's Office for Davidson County, Tennessee.

APR 28 78	CONV	26,999.75			
APR 28 78	S'TAX		B*	70.20	
APR 28 78	PR'FEE		B*	.50	
APR 28 78	W'DEED		B*	4.00	* 74.70

This is improved (X) unimproved ( ) property, known as 502 North 17th Street, Nashville, Tennessee
(House Number) (Street)

(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 27th day of April, 19 78.

Donald O. Marrs — Judith C. Marrs

DONALD O. MARRS — JUDITH C. MARRS

BOOK 5278 PAGE 889

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 Donald O. Marrs and wife, Judith C. Marrs

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 27th day of April, 19 78.

My commission expires 11-6-79 Notary Public

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 DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,999.75 This is equal to or greater than the property would bring at a fair and ~~voluntary~~ sale.

Sworn to and subscribed before me this 27th day of April, 19 78.

My commission expires 11-6-79 Notary Public

This instrument was prepared by:

Lawyer's Escrow Service, Inc., 300 James Robertson Parkway, Nashville, Tenn.
Name Address

WARRANTY DEED

FROM

TO

E 62397

IDENTIF. REFERENCE

APR 28 10 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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