This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5293 PAGE 61

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry C. Benagh & Christine L. Benagh (NAME)	Same (NAME)	Map 83-2
P.O. Box 22064 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 288
Nashville, Tennessee 37202 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Henry C. Benagh and wife, Christine L. Benagh, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard M. Moon and wife, Glenda M. Moon,

have this day bargained and sold, and do hereby transfer and convey unto the said Henry C. Benagh and wife, Christine L. Benagh, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns.*

Being Lot No. 12 on the Plan of Matthews Place, as of record in Book 1424, page 61, Register's Office for said County.

Said plan shows Lot No. 12 fronts 113.42 feet on the northerly side of Sharpe Avenue and extends back between parallel lines 200 feet to a dead line measuring 113.83 feet thereon.

The above described property was conveyed to Richard M. Moon and wife, Glenda M. Moon, by deed from Baxton Bryant and wife, Beatrice Bryant, of record in book 4524, page 266, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the northerly and westerly lines of premises as shown on plan of record in book 1424, page 61, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 31st day of May 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1725 E. Sharpe Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Henry C. Benagh and wife, Christine L. Benagh, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except taxes for 1978 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry C. Benagh and wife, Christine L. Benagh, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 31st *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard M. Moon

Glenda M. Moon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Richard M. Moon and wife, Glenda M. Moon,

the within named bargainors, 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 31st day of May, 19 78.

Mary Ensley
Notary Public

Commission expires 4/21/80

MARY ENSLEY NOTARY PUBLIC STATE AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Richard M. Moon et ux.

TO
Henry C. Benagh et ux.

E 68664

IDENTIF. REFERENCE

JUN 2 8 58 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-2 78	CONV	45,000.00			
JUN-2 78	S'TAX		B*	117.00	
JUN-2 78	PR'FEE		B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 121.50

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238