This Instrument Prepared by:
Charles F. Frazier
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 5299 PAGE 462

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ben Barnett Williams, III | Same | 132 - 15 |
| (NAME) | (NAME) | |
| 745 Elysian Fields Rd. | | Par. 17 a.e. |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37211 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Fifty Nine Thousand----------
----------($59,000.00)---------- *Dollars,*
Seven Thousand, Five Hundred ($7,500.00) Dollars cash, receipt of which is hereby acknowledged and Fifty One Thousand, Five Hundred ($51,500.00) Dollars as evidenced by a Deed of Trust Note secured by a Deed of Trust on the subject property.

WALTER M. RIVERS and wife, EULA FRANCES RIVERS,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

BEN BARNETT WILLIAMS, III and wife, MARY LYNN WILLIAMS

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Elysian Fields, Section 1-A, which plan is unrecorded, described as follows:

Said Lot No. 21 fronts 145 feet on Elysian Field and running back 300.3 feet parallel with Lot No. 22 to the back, thence 232 feet across the back and joining Lot No. 20, thence parallel with Lot No. 20 210 feet to Elysian Drive and the beginning.

Being the same property conveyed to W. M. Rivers and wife, Eula Frances Rivers, by deed from James E. Caldwell & Company, of record in Book 906, page 539, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 15th day of June 19 78

Affiant Walter M. Rivers

My commission expires: 10-18-81 (Affix Seal)

Notary Public June Armstrong

This is unimproved ( ) improved (X) property, known as 745 Elysian Fields Rd., Nashville, Tn. 37211 (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*

BEN BARNETT WILLIAMS, III and wife, MARY LYNN WILLIAMS, 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* BEN BARNETT WILLIAMS, III and wife, MARY LYNN WILLIAMS *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* Our *hand* s *this* 15th *day of* June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter M. Rivers

Eula Frances Rivers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, WALTER M. RIVERS and EULA FRANCES RIVERS

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 15th day of June, 19 78

June Armstrong
Notary Public

Commission expires October 18, 1981

JUNE ARMSTRONG NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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.....

**WARRANTY DEED**

FROM

WALTER M. RIVERS, et ux

TO

BEN BARNETT WILLIAMS, III,

et ux

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN 16 78 | CONV | 59,000.00 | | | | |
| JUN 16 78 | S'TAX | | B* | 153.40 | | |
| JUN 16 78 | PR'FEE | | B* | .50 | | |
| JUN 16 78 | W'DEED | | B* | 4.00 | * | 157.90 |

E 7 1 4 6 8

IDENTIF. REFERENCE

JUN 16 10 27 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238