This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

Mail

WARRANTY DEED

BOOK 5327 PAGE 551

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES H. HICKS, ET UX	SAME	
(NAME) 1214- 15th Ave So.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn.	(STREET ADDRESS)	13 DA 25090 13 DA 23920
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

CHARLES R. BENSON
hereinafter referred to as Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. HICKS AND WIFE, RUBY N. HICKS, hereinafter referred to as Grantees, their

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

Being Lots Nos. 7 and 37 on the Map showing Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the northerly side of White's Creek Pike and runs back between parallel lines 150 feet to an alley.

Said Lot No. 37 fronts 50 feet on the southerly side of Ilolo Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles R. Benson and wife, Venus Hyde Benson, by deed from Robert A. Parman, et al, of record in Book 2026, page 145, Register's Office for Davidson County, Tennessee; the said Venus Hyde Benson having since died, property now vests solely in Charles R. Benson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Affiant

Subscribed and sworn to before me, this the 16th day of August 19 78

Notary Public

My commission expires: 3/15/81
(Affix Seal)

This is improved ( ) unimproved ( ) property, known as ..... (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 Grantees, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of August, 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.

Charles R Benson Sr.

BOOK 5327 PAGE 552

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES R. BENSON the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 16th day of August, 19 78

Carolyn J. Mahoney
Notary Public

Commission expires 3/15/81

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.....

AUG 21 78	CONV	*3,500.00			
AUG 21 78	S'TAX		B*	9.10	
AUG 21 78	PR'FEE		B*	.50	
AUG 21 78	W'DEED		B*	4.00	* 13.60

WARRANTY DEED

FROM
CHARLES R. BENSON
TO
JAMES H. HICKS, ET UX

E 83994

IDENTIF. REFERENCE

AUG 21 10 20 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115