This Form furnished by Attorneys Title Company, Inc.

BOOK 5346 PAGE 853 Form No. WD-2

FROM

John W. Kelly, a single man

TO

Laurence C. Benham and wife, Mary R. Benham

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tenn. 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurence C. Benham, et ux (NAME)	Same (NAME)	12DA 41940
302 Edith Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71-11
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 90

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 5 1 29 PM '78

FELIX Z. HAISLIP REGISTER DAVIDSON COUNTY, TENN.

E 9261 7

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 7,861.33 John W. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1978

Edna S. Woods
Notary Public

MY COMMISSION EXPIRES: 4-18-1982

(AFFIX SEAL)

For and in Consideration of the sum of Seven Thousand Eight Hundred Sixty One and 33/100----------($7,861.33)---------- DOLLARS

of which $ 3,000.00 has been paid in cash and for the balance amount of $4,861.83 the said Laurence C. Benham & wife, Mary R. Benham assumes and agrees to pay the balance of a note in the amount of $4,861.33 payable at the rate of $60.00 per month with interest at 6% per annum. Out of each of such payments interest at 6% per annum will be first deducted and the balance applied to principal. I, John W. Kelly, a single man,

have bargained and sold, and by these presents do transfer and convey unto the said

Laurence C. Benham and wife, Mary R. Benham

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

Being the westerly one half of Lot No. 58 on the Plan of Trinity Heights, as of record in Plat Book 161, page 38, Register's Office for said County.

Said part of Lot No. 58 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to John W. Kelly by deed from David E. Minis and wife, Kathleen Minis, of record in Book 5301, page 318, Register's Office for said County.

Taxes for 1978 are assumed by purchasers.

NOTE: The note in the balance amount of $4,861.33 mentioned above is secured by the instrument of record in Book 5031, page 456, Register's Office for Davidson County, Tennessee.

Included in the above purchase price is a refrigerator, a stove, 2 beds and a kitchen cabinet of the value of $1,000.00

BOOK 5346 PAGE 854 WD-2

This is unimproved ( ) improved (X) property, known as 302 Edith Street, Nashville, Tenn. 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laurence C. Benham and wife, Mary R. Benham their heirs and assigns, forever.

And I do covenant with the said Laurence C. Benham and wife, Mary R. Benham that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except first mortgage.

And I, John W. Kelly

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Laurence C. Benham and wife, Mary R. Benham, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of June, 19 78

John W. Kelly
Laurence C. Benham
Mary Ruth Benham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named John W. Kelly, Laurence C. Benham and wife, Mary R. Benham

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 30th day of June, 19 78

Edna S. Woods, Notary Public.

Commission expires 4-18-1982

OCT-5	CONV	*7,861.37			
OCT-5	S'TAX		B*	20.54	
OCT-5	PR'FEE		B*	.50	
OCT-5	W'DEED		B*	4.00	* 25.04

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