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

BOOK 5386 PAGE 170

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BENNY N. WEST, ET UX	SAME	43-13
(NAME)	(NAME)	Par 252 Js
127 Harris St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(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,

HERMAN DEPRIEST, TRUSTEE, with full power to sell, mortgage, transfer, or otherwise convey without the joinder or disclosure of any beneficiaries, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said BENNY N. WEST AND WIFE, CAROLYN J. WEST, hereinafter referred to as Grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 77 of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County and described more particularly according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated May 22, 1971, as follows:

Said Lot No. 77 fronts 75 feet on the northerly side of Harris Street and runs back on the easterly line 122 feet, more or less, to the northerly boundary line of said subdivision and the westerly line runs back 125 feet more or less to a dead line in the rear, said line being in the southerly boundary of the Crescent Properties Co. property of record in Book 4288, page 517, Register's Office for said County.

Being a portion of the same property conveyed to Herman DePriest, Trustee, by deed from Eugene E. Davis and wife, Lucille W. Davis, of record in Book 4530, page 605, 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 $ 20,000.00

Subscribed and sworn to before me, this the 2nd day of January, 19 79

Affiant Benny N. West

My commission expires: 11-17-79 (Affix Seal)

Notary Public Sandra Lawrence

This is ( ) unimproved ( ) improved 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 my *hand this* 2nd *day of* January, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herman DePriest, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERMAN DEPRIEST, TRUSTEE 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 2nd day of January, 1979.

Commission expires 11-17-79

Sandra Laurence
Notary Public

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____.

Commission expires _____

_____
Notary Public

JAN 17 79 CONV 20,000.00
JAN 17 79 S'TAX B* 52.00
JAN 17 79 PB'FEE B* .50
JAN 17 79 W'DEED B* 4.00 * 56.50

F. 1.0 0.5 0.

IDENTIF. REFERENCE

JAN 17 8 AH '79

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Mail to: Ben West
127 Harris St.
Madison, TN 37115

WARRANTY DEED

FROM

HERMAN DEPRIEST, TRUSTEE

TO

BENNY N. WEST, ET UX

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