This Instrument Prepared by:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
62-13-62	Mr/Mrs Michael W. Benson	New Owner
		BOOK 5399 PAGE 214
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DZ-35485	2208 McGavock	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ELIZABETH H. WIGGS, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL WALLACE BENSON and wife, GWENDOLYN GAIL BENSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 of Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95.

Said Lot No. 2 fronts 140 feet on the easterly side of McGavock Avenue and runs back 165 feet on the southerly line and 201.3 feet on the northerly line to the westerly line of Lot No. 37, measuring 30.2 feet thereon.

Being the same property conveyed to William Franklin Wiggs and wife, Elizabeth H. Wiggs, by deed from Hugh D. McKeown and wife, Nadine Reynolds McKeown, as of record in Book 4248, page 478, the said William Franklin Wiggs having since died.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of February, 1979.

Elizabeth H. Wiggs

Elizabeth H. Wiggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5399 PAGE 215

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Elizabeth H. Wiggs, a widow

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23 day of February, 1979.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February 1979

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

F. 1. 5. 9. 0. 8.

IDENTIF. REFERENCE

FEB 27 2 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ELIZABETH H. WIGGS, A WIDOW

TO
MICHAEL WALLACE BENSON AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

5365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public