This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5459 PAGE 783

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frank Krause and wife, Eileen Krause | Third National Mortgage Company | 131-1-C-7 |
| (NAME) 4113 Dorman Drive | (NAME) P. O. Box 2628 | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville TN | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------($10.00)---------- *Dollars,* cash in hand paid by Frank Krause and wife, Eileen Krause and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Walter R. Benneyworth and wife, Dorothy B. Benneyworth

*have this day bargained and sold, and do hereby transfer and convey unto the said* Frank Krause and wife, Eileen Krause

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Unit No. 4113 on the Plat of Park Place of record in Book 4860, page 115, as revised in Book 4860, page 124, and in Book 5050, page 98, Register's Office for said County, and as amended as to table of floor areas by instrument of record in Book 5056, page 872, Book 5088, page 360, and in Book 5151, page 206, said Register's Office, described as follows:

Beginning at a point in the east margin of Dorman Drive, said point being the common front corner of Units Nos. 4111 and 4113; thence south 85 deg. 32' 31" east 47.0 feet to a point; thence north 4 deg. 27' 29" east 104.04 feet to a point; thence north 87 deg. 18' 18" west 104.04 feet to a point; thence south 2 deg. 41' 42" west 104.04 feet to a point in the north margin of Dorman Drive; thence with said margin of Dorman Drive and with a curve having a radius of 10.0 feet a distance of 12.86 feet in a northeasterly direction; thence continuing with said margin of Dorman Drive and with a curve having a radius of 41.5 feet a distance of 27.34 feet in a northeasterly direction; thence continuing with said margin of Dorman Drive south 25 deg. 15' 13" east 19.31 feet to a point; thence continuing with said margin of Dorman Drive in an easterly direction 20.0 feet to a point; thence continuing with said margin of Dorman Drive south 4 deg. 27' 29" west 10.0 feet to the point of beginning.

Being the same property conveyed to Walter R. Benneyworth and wife, Dorothy B. Benneyworth by deed from Joseph T. Howell, Jr. and wife, Carroll Cole Howell of record in Book 5292, page 476, said Register's Office.

This conveyance is subject to declaration of covenants, conditions and restrictions of record in Book 5041, page 433, said Register's Office; ***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 166,000.00

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

Affiant Frank Krause

My commission expires: 3/15/82 (Affix Seal)

Notary Public

NOTARY PUBLIC

unimproved ( )
This is improved ( X ) property, known as 4113 Dorman Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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, our 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.*

*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.*

*Witness our hands this* 2nd *day of* July, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*** and setback lines, easements and other such limitations of record in Book 4860, page 115, as revised in Book 4860, page 124, and in Book 5050, page 98, said Register's Office, and as amended in Book 5056, page 872, Book 5088, page 360 and in Book 5151, page 206, said Register's Office.

Walter R. Benneyworth

Dorothy B. Benneyworth

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Nancy L. Kolb *a Notary Public in and for said County and State,* Walter R. Benneyworth and wife, Dorothy B. Benneyworth

*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* 20 *day of* July, 1979.

Nancy L. Kolb *Notary Public*

*Commission expires* 4/18/82

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* .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 6-234792
NASHVILLE, TENN. 37238

## WARRANTY DEED

FROM
Walter R. Benneyworth and wife,
Dorothy B. Benneyworth

TO

Frank Krause and wife,
Eileen Krause

3956 07/03 439.10- CHECK

F: 3 8 1 1 2

IDENTIF. REFERENCE

JUL 3 3 07 PM '79

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

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 166000.00- CO | |
| | | | 431.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 438.10- | |
| | | | 3956A07/03/79 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 8 1 1 2

IDENTIF. REFERENCE

JUL 3 3 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694757