This Instrument Prepared by:
John M. Baird, Attorney
23rd Flr, L & C Tower, Nashville, TN,

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	Millard Reed	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DZ-35485	2208 McGavock	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 5465 PAGE 661

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, and in further consideration of the assumption of and agreement by th grantees herein to pay the principal balance now due, plus future interest, on a certain note dated March 1, 1979, in the original principal sum of $25,000.00, payable to Elizabeth H. Wiggs, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Michael Wallace Benson and wife, Gwendolyn Gail Benson to Douglas A. Brace, Trustee, as of record in Book 5399, page 216,

we, MICHAEL WALLACE BENSON and wife, GWENDOLYN GAIL BENSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MILLARD REED and wife, BARBARA REED

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. 2fronts 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 Michael Wallace Benson and wife, Gwendolyn Gail Benson, by deed from Elizabeth H. Wiggs, a widow as of record in Book 5399, page 214.

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 as shown above and 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 11th day of July, 19 79

Michael Wallace Benson

Gwendolyn Gail Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5455 PAGE 662

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Michael Wallace Benson and wife, Gwendolyn Gail Benson 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, the 11th day of July, 1979.

My commission expires: 7-18-82

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 Amount

Millard C. Reed

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F. 40250

WARRANTY DEED

FROM

MICHAEL WALLACE BENSON AND WIFE

TO

MILLARD REED AND WIFE

IDENTIF. REFERENCE

JUL 16 2 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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

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

BOOK 5455 PAGE 663

RECEIVED OF _____

FOR _____

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
6665A	07/16/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-40250

IDENTIF. REFERENCE

JUL 16 2 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697390