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Form No. WD-1

8539 07/24 206.70- CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

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

77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 19 79

Notary Public

MY COMMISSION EXPIRES: 6-21-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vern V. Benke, Jr. (NAME) | Dobson and Johnson, Inc. (NAME) | MAP 136-E |
| 108 Islandia East (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place, Suite 1800 (STREET ADDRESS) | PARCEL 102 |
| Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37239 (CITY) (STATE) (ZIP) | 2D-63771 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas H. Trobaugh and wife Patricia L. Trobaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vern V. Benke, Jr. and wife Vivian A. Benke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot no. 335 on the Map of Priest Lake Park, Section Five, of record in Book 4460, page 176, said Register's Office, as amended in Book 5007, page 216, said Register's Office.

SAID Lot fronts 48.04 feet on the southeasterly side of Islandia East and runs back 120.93 feet on the northeasterly side and 160.98 feet on the southwesterly line to a rear line, which is a broken line measuring 195.98 feet.

BEING the same property conveyed to Thomas H. Trobaugh and wife, Patricia L. Trobaugh, by deed from Dennis E. DeLarco and wife, Mary J. DeLarco, of record in Book 5081, page 794, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10-foot ultility easement, a 5 X 25-foot anchor easement, a 30-foot minimum setback line from Islandia East and an Owner's Certificate of record in Book 4460, pages 174, 175 and 176, as amended in Book 5700, page 216, said Register's Office;

1979 taxes are prorated and assumed by the purchasers.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved ( ) property, known as 108 Islandia East Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 20TH day of JULY, 19 79

Thomas H. Trobaugh

Thomas H. Trobaugh

Patricia L. Trobaugh

Patricia L. Trobaugh

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Trobaugh and wife Patricia L. Trobaugh

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 20TH day of JULY 19 79.

Commission expires 2/5/83

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Thomas H. Trobaugh et ux

Patricia L. Trobaugh

TO

Vern V. Benke, Jr. et ux

Vivian A. Benke

F. 4 1 7 1 4

mail

IDENTIF. REFERENCE

JUL 24 9 02 AM '79

FELIX ZANDER REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

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

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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 |
|---|---|---|---|---|

77000.00- CO
200.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
8539A07/24/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 1 7 1 4

IDENTIF. REFERENCE

JUL 24 9 02 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 699212