5-1 [illegible] CHECK

BOOK 5474 PAGE 479

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,284.81

Randell R. Conner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 79.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Attorney, 101 Cumberland Avenue, Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randell Conner et ux (NAME)	Realty Mortgage, Inc. (NAME)	27 W 16563
23 Waters Avenue (STREET ADDRESS OR ROUTE NUMBER)	6755 Peachtree Ind. Blvd. Suite 200 (STREET ADDRESS)	Map 83-7
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30360 (CITY) (STATE) (ZIP)	Parcel 316

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, DONALD RAY BENTON AND WIFE, NORMA GAYLE BENTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDELL CONNER AND WIFE, VIRGINIA CONNER,

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 the easterly 1/2 of Lot No. 6 on the Plan of Waters Second Addition of record in Book 161, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Ray Benton and wife, Norma Gayle Benton by deed from Spring Street Investment Company, of record in Book 5166, page 145, Register's Office for said County.

** including the assumption of the unpaid balance of a certain indebtedness payable to Realty Mortgage, Inc., in the original principal amount of $23,250.00, secured by a deed of trust of record in Book 5166, page 147, Register's Office for said County.

unimproved ( )
This is improved (XX) property, known as 23 Waters Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37206 (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 25th day of July, 19 79

Donald Ray Benton

Norma Gayle Benton

BY: Andrious Comstock

Andrious Comstock, Attorney in Fact
for Donald Ray Benton and Norma Gayle Benton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Ray Benton & wife, Norma Gayle Benton

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 Madison, Tennessee, this 25th day of July 19 79

Commission expires 1-18-82

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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
Donald Ray Benton et ux

TO
Randell Conner et ux

F. 43321

IDENTIF. REFERENCE

AUG 1 8 35 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, Inc.
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of July , 1979, before me personally appeared ANDRIOUS COMSTOCK, to me known to be the person who executed the foregoing instrument in behalf of Donald Ray Benton and Norma Gayle Benton, and acknowledged that he executed the same as the free act and deed of the said Donald Ray Benton and Norma Gayle Benton.

Notary Public

My commission expires: 1-18-82

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
			31264.61- CO 81.38 CO TX .50 PRFE 6.00 WDEED CHECK 97.38-	

05/TA08/01/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4.3 3.2 1.

T
IDENTIF. REFERENCE

AUG 1 8 35 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701159