968 08/02 137.00- CHECK

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 79.

Notary Public

MY COMMISSION EXPIRES: Dec. 13, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stephen L. Edwards, Atty., 806 Nashville Bank & Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl N. Gessler (NAME)	Same (NAME)	96-1
115 Benson Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-66125

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~~ I, CHARLIE SWAN , a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL N. GESSLER

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:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Map of Jere Bowen lands, as of record in Book 2, page 134, of the Chancery Court at Nashville, described as follows:

BEGINNING on the Southerly margin of Benson Avenue, as located on a plan of which is of record in Book 1130, page 70, Register's Office for said County, at the Northwest corner of the property conveyed to Wilson B. McCord and wife, by deed from Harley M. Gentry, of record in Book 2875, page 623, Register's Office for said County; thence with said McCord's western boundary line South 7° 45' West 164.7 feet; thence North 77½° West 219 feet to the easterly margin of said Benson Avenue; thence with the same and around a slight curve, 290 feet, more or less, to the beginning.

Being the same property conveyed to Charlie Swan by deed from Ralph D. Smith and wife, Frances Grace Smith, of record in Book 3795, page 326, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a right-of-way for 30 foot roadway set out in an instrument executed by Eugene Cato, et al, to Bransford Realty Company, of record in Book 855, page 343, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 115 Benson Avenue, Nashville, TN 37214
(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 my hand this 2nd day of August, 19 79

Charlie Swan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carolyn Fancher, a Notary Public in and for said County and State, the within named CHARLIE SWAN

the bargainor, 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 Nashville, Tennessee, this 2nd day of August 19 79.

Commission expires Dec. 13, 1980

Carolyn Fancher
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

CHARLIE SWAN, a widower

TO

CARL N. GESSLER

F. 4 3 6 7 1

IDENTIF. REFERENCE

AUG 2 2 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			50500.00-	CO
			131.30	CO TX
			.50	PRFEE
			6.00	WDELD
			CHECK	137.80-
0968A08/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 3 6 7. 1

IDENTIF. REFERENCE

AUG 2 2 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701561