Map 62-13
Par 24.1a

This instrument was prepared by,
THOS. BOYERS IV
Attorney-At-Law
102 Public Square
Gallatin, Tennessee

WARRANTY DEED

BOOK 5490 PAGE 147

Send tax bills to:
Robert E. Davis
3600 Brush Hill Rd
Nash-Dunn 37216

This instrument made and entered into on this the 6th day of December, 1978, by and between JOHN T. BENSON AND WIFE, JIMMIE L. BENSON, Parties of the First Part and ROBERT E. DAVIS AND WIFE, MARY P. DAVIS, Parties of the Second Part;

W I T N E S S E T H

That for and in consideration of the sum of Five Thousand ($5,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part have this day granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the Parties of the Second Part, their heirs and assigns the following described real estate, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of Brush Hill Road and south margin of Glenshade Drive; thence along the south margin of Glenshade Drive N 75° 29' 27" E, a distance of 93.93 feet; thence N 61° 30' E, a distance of 316.36 feet; thence along a curve to the left with a radius of 364.86 feet, a distance of 118.39 feet; thence leaving said drive S 62° 38' 46" E, a distance of 151.49 feet to a point in the center of a drainage ditch; thence along said ditch S 79° 59' 56" W, a distance of 41.03 feet; thence S 58° 40' 28" W, a distance of 536.00 feet; thence S 67° 58' 40"W, a distance of 146.00 feet to a point in the east margin of Riverwood Drive; thence along said drive N 9° 33' 18"E, a distance of 49.50 feet; thence the east margin of Brush Hill Road N 14° 05' 06"E, a distance of 118.17 feet to the point of beginning containing an area of 1.62 acres. According to a survey made by Hart-Freeland-Roberts, Inc., on November 15, 1978.

Being a part of the land conveyed to John T. Benson and wife, Jimmie Benson by deed from Charles Fred Lucas and wife, Rebecca R. Lucas, dated August 2, 1943 and of record in Deed Book 1274, page 235, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said Parties of the Second Part, their heirs and assigns, in fee simple, forever.

And the Parties of the First Part covenant to and with the Parties of the Second Part that they are lawfully seized and

THOMAS BOYERS IV
ATTORNEY-AT-LAW
GALLATIN, TENN.

possessed of said real estate, that they have a good and lawful right to sell and convey the same, that the same is clear and unencumbered, EXCEPT for all visible easements, restrictions of record, if any, and applicable zoning regulations, and that they will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In testimony whereof, the Parties of the First Part have set their signatures this the day and date first above written.

John T. Benson Jr
JOHN T. BENSON

Jimmie L. Benson
JIMMIE L. BENSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JOHN T. BENSON AND WIFE, JIMMIE L. BENSON, the bargainors with whom I am personally acquainted and who acknowledged that they executed the within deed for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 12th day of December, 1978.

Rita K. Willingham
Notary Public

My commission expires: [illegible]

(seal)

STATE OF TENNESSEE, Davidson ~~SUMNER~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 5000.00, which amount is [illegible] than the amount which the property transferred would command at a voluntary sale. Affiant Robert P. Cain

Subscribed and sworn to before me this the 24th day of August 1979

[illegible]
Notary Public

~~Commission Expires~~

Exempt Reg.

IDENTIF. REFERENCE

AUG 29 9 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

48993

THOMAS BOYERS IV
ATTORNEY-AT-LAW
GALLATIN, TENN.

PROPERTY DESCRIPTION

John T. Benson
Glenshade Drive

BOOK 5490 PAGE 149

Beginning at a point in the east margin of Brush Hill Road and south margin of Glenshade Drive; thence along the south margin of Glenshade Drive N75°-29'-27"E, a distance of 93.93 feet; thence N61°-30'E, a distance of 316.36 feet; thence along a curve to the left with a radius of 364.86 feet, a distance of 118.39 feet; thence leaving said drive S62°-38'-46"E, a distance of 151.49 feet to a point in the center of a drainage ditch; thence along said ditch S79°-59'-56"W, a distance of 41.03 feet; thence S58°-40'-28"W, a distance of 536.00 feet; thence S67°-58'-40"W, a distance of 146.00 feet to a point in the east margin of Riverwood Drive; thence along said drive N9°-33'-18"E, a distance of 49.50 feet; thence the east margin of Brush Hill Road N14°-05'-06"E, a distance of 118.17 feet to the point of beginning containing an area of 1.62 acres.

Prepared By:
HART-FREELAND-ROBERTS, INC.
November 15, 1978

Robert E Davis
and Mary P Davis

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5490 PAGE 150

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
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CASH	22.50-
7777	A	08/29/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T
IDENTIF. REFERENCE

F. 48993

AUG 29 9 47 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708176