THIS INSTRUMENT PREPARED BY: Hom[illegible] R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

Mail

WARRANTY DEED

BOOK 5549 PAGE 234

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDAL DALE BENNETT, ET UX	Lomas & Nettleton Co.	Map 83-1
(NAME)	(NAME)	
1045 West Sharpe Avenue	P. O. Box 964	Parcel 94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, VA 23451	FB #27W-2258[illegible]
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EVAN R. RILEY AND WIFE, WILLODEAN RILEY, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RANDAL DALE BENNETT AND WIFE, JEANETTE BENNETT, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 56 on the Map of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the northerly side of Sharpe Avenue and extends back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Evan R. Riley and wife, Willodean Riley by deed from Ella B. Allen Cole Harding and husband, Richard A. Harding, of record in Book 5223, page 607, Register's Office for Davidson County, Tennessee.

1979 taxes are prorated and paid by the sellers.

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

CLYDE F. HADLEY NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,900.00

Subscribed and sworn to before me, this the 20th day of December, 19 79

My commission expires: 3/15/81 (Affix Seal)

Affiant Randal Dale Bennett

Notary Public Clyde F. Hadley

This is {unimproved (x) / improved} property, known as 1045 West Sharpe Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of December, 19 79 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Evan Ray Riley

Willodean Riley

532

BOOK 5549 PAGE 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, EVAN R. RILEY AND WIFE, WILLODEAN RILEY

the within named 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 20th day of December 19 79.

Commission expires 3/15/81 Carolyn J. Waddey Notary Public

CAROLYN J. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this .....day of....., 19.....

.....Notary Public

Commission expires.....

4460 [illegible] - CHECK

WARRANTY DEED

FROM

EVAN R. RILEY, ET UX

TO

RANDAL DALE BENNETT, ET UX

F 70062

IDENTIF. REFERENCE

DEC 31 8 59 AM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5543 PAGE 236

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25900.00- CO	
			67.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	73.84-
4460A	12/31/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70062

IDENTIFICATION REFERENCE

DEC 31 8 59 AM '79

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

No. 734072