This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5569 PAGE 455

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward R. Flanary, Jr.	Greater Suburban Mtg. Co.	128-6-1
(NAME)	(NAME)	
657 Hicks Road	P.O. Box 1188	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Lafayette, CA. 94549	90 56845
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

Jr.

cash in hand paid by Edward R. Flanary, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Stephen H. Benedict and wife, Paula B. Benedict

have this day bargained and sold, and do hereby transfer and convey unto the said Edward R. Flanary, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County. Said Lot 182 fronts 60 feet on the northerly side of Hicks Road and extends back 228.3 feet on the westerly line and 279.8 feet on the easterly line to a dead line in the rear, measuring 97.81 feet thereon.

Being the same property conveyed to Stephen H. Benedict and wife, Paula B. Benedict by deed from Michael E. Chilando and wife, Sharon L. Chilando, of record in Book 4917, page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 30-foot building set-back line from Hicks Road, 10-foot easement for public utilities and drainage along rear of premises, a 2.5 X 25-foot utility anchor easement at the southwest front corner of premises as shown on Plan of record in Book 4460, page 12, said Register's Office; and restrictive covenants of record in Book 4504, page 406, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 72,250.00

Subscribed and sworn to before me, this the 22nd day of February, 19 80

Affiant

My commission expires 4/17/83 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 657 Hicks Road, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

Whenever 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 hands this 22nd day of February, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen H. Benedict
Stephen H. Benedict

Paula B. Benedict
Paula B. Benedict

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wm. C. Caldwell, *a Notary Public in and for said County and State,* Stephen H. Benedict and wife, Paula B. Benedict

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 Nashville, *Tennessee, this* 21 *day of* February, *19* 80

Wm. C. Caldwell *Notary Public*

Commission expires 4/17/83

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 .....

WARRANTY DEED

FROM
Stephen H. Benedict and wife,
Paula B. Benedict

TO
Edward R. Flanary, Jr.

F 77669

IDENTIF. REFERENCE

FEB 25 9 54 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II,

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

REFERENCE 77669

IDENTIFICATION

FEB 25 9 54 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

4191A02/25/80 BAL .00

103.72 CO TX
.50 PRFEE
6.00 MORTG
CHECK 110.22-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No: 743448