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

BOOK 5619 PAGE 914

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lowell B. Anthony and wife, Catherine T. Anthony	SAME	104-7-523
(NAME)	(NAME)	
2123 Belcourt Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,
cash in hand paid by Lowell B. Anthony and wife, Catherine T. Anthony and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Lowell B. Anthony and wife, Catherine T. Anthony have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $20,000.00, secured by installment deed of record in Book 5009, page 918, Register's Office for Davidson County, Tennessee,

We, Lee F. Benford, II and wife, Gail B. Benford

have this day bargained and sold, and do hereby transfer and convey unto the said Lowell B. Anthony and wife, Catherine T. Anthony the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly one half of Lot No. 4 in E. C. Scruggs Subdivision of the Read Place, a plan of which is of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.
Said easterly one half of said Lot No. 4 fronts 50 feet on the southerly side of Carlton Avenue, now Belcourt and runs back southwardly, between parallel lines, 130 feet, more or less, to an alley.

Being the same property conveyed to Lee F. Benford, II and wife, Gail B. Benford by deed from Winfield M. Martin and Kathryn W. Martin, of record in Book 5009, page 918, Register's Office for said County.

F 95876

IDENTIF. REFERENCE

JUL 2 8 49 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 1st day of July 19 80

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2123 Belcourt Avenue, Nashville, Tennessee 37212
(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, except for 1980 taxes which are prorated and assumed by the purchasers.

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 1st day of July 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.

Lee F. Benford, II

Gail B. Benford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary E. Nasey, *a Notary Public in and for said County and State,* Lee F. Benford, II and wife, Gail B. Benford

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 1st *day of* July, *19*80

Mary E. Nasey *Notary Public*

Commission expires 4/8/84

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 .....

23237

WARRANTY DEED

FROM

Lee F. Benford, II and wife,
Gail B. Benford

TO

Lowell B. Anthony and wife,
Catherine T. Anthony

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

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RECEIVED OF _____

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.50-
7381	A07/02/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.5.8.7.6

IDENTIF. REFERENCE

Jul 2 8 49 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 765745