THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

Mail

WARRANTY DEED

BOOK 5620 PAGE 741

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
JERRY C. HARLAN, ET UX 613 Hall's Lane Madison, TN 37115	SAME	42-11 73, 74 & 75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MRS. E. W. BENSON, a widow, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said JERRY C. HARLAN and wife, WANDA G. HARLAN, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 1 to 13 inclusive of Block "B" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December __, 1937, as follows:

BEGINNING at the Southwest corner of Old Hickory Boulevard and Ezell Road East; thence with said Boulevard westwardly 540.7 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots southwardly 244.5 feet; thence eastwardly 95 feet; thence southwardly 112 1/2 feet, more or less, to the southwest corner of Lot No. 9, thence eastwardly 462.3 feet to the westerly margin of Ezell Road East; thence with the westerly margin of said Road northwardly 341.9 feet to the point of beginning.

BEING the same property conveyed to E. W. Benson and wife, Mildred Hitt Benson, by deed from Howard D. Fuller and wife, Essie J. Fuller, of record in Deed Book 1428, page 7, Register's Office for Davidson, County, Tennessee.

Included in the above description but excluded from this conveyance is that portion of land conveyed to the State of Tennessee for easement as a right-of-way as recorded in Deed Book 5128, page 719, Register's Office for Davidson County, Tennessee.

Mrs. E. W. Benson and Mildred Hitt Benson are one and the same person.

This is improved property, known as: 613 Hall's Lane, Madison, TN 37115

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. I covenant that I am 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 as of record. I further covenant and bind myself, my 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 my hand this 2nd day of July, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mrs. E. W. Benson
MRS. E. W. BENSON

BOOK 5620 PAGE 742

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Jerry Harlan
AFFIANT

Subscribed and sworn to before me, this 2nd day of July, 1980.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MRS. E. W. BENSON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 2nd day of July, 1980.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 1-15-83

F 6 9 1 4 7

IDENTIF. REFERENCE

JUL 3 10 42 AM '80

7740 07/03 513.50- CHECK

WARRANTY DEED

FROM

MRS. E. W. BENSON

TO

JERRY C. HARLAN, ET UX,
WANDA G. HARLAN

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5620 PAGE 743

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
			195000.00-	CO
			507.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	513.50-
7740A07/03/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F96147

IDENTIF. REFERENCE

JUL 3 10 42 AM '80

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 766095