John W. Titus

[redacted], Ste. [redacted] - First American Center

Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5677 PAGE 805

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Davis H. Carr, Trustee | SAME | Map 131-1-C |
| (NAME) 21st Floor | (NAME) | Parcel 4 |
| First American Center | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37238 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* One Hundred Fifty-Four Thousand and No/100 ($154,000.00) Dollars ---------- [redacted], credited against the obligations and indebtedness currently owed by Walter R. Benneyworth and wife, Dorothy B. Benneyworth, to Nashville City Bank and Trust Company; provided however, that this consideration shall not be deemed to be a waiver or extinguishment of Nashville City Bank and Trust Company's right to obtain a deficiency judgment against Walter R. Benneyworth and wife, Dorothy B. Benneyworth;

Walter R. Benneyworth and wife, Dorothy B. Benneyworth,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Davis H. Carr, Trustee,

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

LAND in Davidson County, Tennessee, being Unit 4107 on the Plat of Park Place of record in Book 4860, page 115, as revised in Book 4860, page 124, and in Book 5050, page 98, Register's Office for said County, and as amended as to table of floor areas by instrument of record in Book 5056, page 872, Book 5088, page 360 and in Book 5151, page 206, said Register's Office, to all of which reference is here made.

BEING the same property conveyed to Walter R. Benneyworth and wife, Dorothy B. Benneyworth, by deed from Joseph T. Howell, Jr. and wife, Carroll Cole Howell, of record in Book 5370, page 361, Register's Office for Davidson County, Tennessee.

G 17345

IDENTIF. REFERENCE

Nov 13 3 32 PM '00

[redacted] REGISTER
DAVIDSON COUNTY, TENN.

This transfer and conveyance is not intended and shall not be deemed to release, waive or otherwise modify any Deeds of Trust held of record in favor of Nashville City Bank and Trust Company, with respect to this property, and is not intended and shall not be deemed to constitute a merger of the equitable and legal interests to this property in the same entity, so as to extinguish Nashville City Bank and Trust Company's rights, title and interest in Deeds of Trust previously recorded against this property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 154,000.00

Subscribed and sworn to before me, this the 12th day of November, 19 80

Affiant

My commission expires: 7-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Lot 4 (House Number) Park Place (Street) P.O. Address: Nashville, (City or Town) Tennessee

*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 12th day of November, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter R. Benneyworth

Dorothy B. Benneyworth

*Except for Deeds of Trust between Walter R. Benneyworth and wife, Dorothy B. Benneyworth, and John B. Hardcastle, Trustee for Nashville City Bank and Trust Company, of record in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named Walter R. Benneyworth and wife, Dorothy B. Benneyworth,

the bargainors, 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 12th day of November, 19 80.

Jan Minshall, Notary Public.

Commission Expires 7-18-82

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires .....

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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 .....

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5677 PAGE 808

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 154000.00- CO | |
| | | | 400.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 409.90- |
| 4297A | 11/13/80 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 3 4 5 1

IDENTIF. REFERENCE

Nov 13 3 32 PM '80

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

**No.** 791758