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

BOOK 5785 PAGE 993

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce A. Bennett and wife, Sydney U. Bennett	Mercantile Mortgage Company	112-65
(NAME) Route 1, Manning Hollow Road	(NAME) P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER) Pegram, Tennessee 37143	(STREET ADDRESS) St. Louis, Missouri 63178	
(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, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 11, 1978, and filed for record October 12, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5349, page 978, and note of even date thereby secured, in the original principal amount of $31,000.00 payable to Mercantile Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Charles E. Kimmig, Jr. and * We, Charles E. Kimmig, Jr. and wife, Rose Marie Kimmig

have this day bargained and sold, and do hereby transfer and convey unto the said Bruce A. Bennett and wife, Sydney U. Bennett

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*
Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, in the Travis and Lewis Land Company's Subdivision of Small Farms, not of record, and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1978, as follows: Beginning at an iron pin in the southerly margin of Manning Hollow Road, the same being the northwest corner of Tract No. 2 and the northeast corner of Tract No. 1, said point bearing south 3 deg. west 30 feet from a point in the center of Manning Hollow Road, said point being 1,522.3 feet from the center line of Old Charlotte Pike at the intersection with Manning Hollow Road; thence with the point of beginning, south 3 deg. west 1,015 feet to an iron pin, the southwest corner of Tract No. 2 and the southeast corner of Tract No. 1; thence south 59 deg. 19' east 232 feet to an iron pin in the southeast corner of subject tract and the southwest corner of Tract No. 3; thence with the line between said Tract No. 2 and Tract No. 3, north 3 deg. east 1,070 feet to a point in the southerly margin of Manning Hollow Road; thence with the southerly margin of Manning Hollow Road, south 80 deg. 45' west 81.7 feet to a point; thence south 78 deg. 45' east 100 feet to a point; thence south 80 deg. 05' west 37 feet to the point of beginning.

Being the same property conveyed to Charles E. Kimmig, Jr. and wife, Rose Marie Kimmig by deed from James M. Nall and wife, Edna C. Nall, of record in Book 5349, page 976, Register's Office for said County.

* wife, Rose Marie Kimmig under the terms of the instruments creating the loan to indemnify the veterans administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,465.00

Subscribed and sworn to before me, this the 21st day of August 19 81

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as Route 1, Manning Hollow Road, Pegram, Tennessee 37143
(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 1981 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 21st *day of* August *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Kimmig, Jr.

Rose Marie Kimmig

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley *a Notary Public in and for said County and State,* Charles E. Kimmig, Jr. and wife, Rose Marie Kimmig

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 21st *day of* August, *19* 81

Commission expires 4/8/84 Mary Ensley *Notary Public*

NOTARY PUBLIC AT LARGE STATE

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 .....

97 08/24 98.80- CHECK

WARRANTY DEED 23974

FROM
Charles E. Kimmig, Jr. and wife, Rose Marie Kimmig
TO
Bruce A. Bennett and wife, Sydney U. Bennett

G 56625

IDENTIF. REFERENCE

AUG 24 9 10 AM '81

FEE $ WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

003

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
			35465.00- CO	
			92.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.80-
3997	AU	8/24/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56625

IDENTIF. REFERENCE

AUG 24 9 10 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 839636