FORM NO. WD-1

BOOK 5793 PAGE 437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 81.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. and Ellen T. Benneyworth (NAME)	Same (NAME)	104-5
3603 Meadowbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	279
Nashville, Tn. 37205 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	26W- 300

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul E. Dunn and wife Jessie Brothers Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen R. Benneyworth and wife, Ellen T. Benneyworth

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 453 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County.

SAID Lot No. 453 fronts 60 feet on the southerly side of Meadowbrook Avenue and runs back 243.5 feet on the easterly line and 261.5 feet on the westerly line to an alley, measuring 62-½ feet thereon.

BEING the same property conveyed to Paul E. Dunn and Jessie Brothers Dunn by Quitclaim Deed from Lennie Lampley Dunn of record in Book 5612, page 211, said Register's Office. Lennie Lampley Dunn, Lennie L. Dunn and Mrs. E. C. Dunn are one and the same.

THe Plan of record in Book 421, page 31, said Register's Office, shows an Owner's Certificat with certain minimum setback lines and easements of record.

THIs conveyance is subejct to any and all easements of record, said Register's Office.

TAXES for 1981 have been pro-rated and assumed by Grantee.

This is ( ) unimproved (XX) improved property, known as 3603 Meadowbrook Avenue, Nashville, TENN. 37205 (House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 8th day of September, 19 81

Paul E. Dunn: P E Dunn

Jessie Brothers Dunn: Jessie Brothers Dunn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Dunn and wife, Jessie Brothers Dunn

the 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 8th day of September, 19 81

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

G 59398

WARRANTY DEED

FROM
Paul E. Dunn and wife, Jessie Brothers Dunn

TO
Stephen R. Benneyworth and wife, Ellen T. Benneyworth

IDENTIF. REFERENCE

SEP 11 9 25 AM '81

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 sperce lane
nashville, tennessee 37217

09/11 141.70- CHECK

7429

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5793 PAGE 439

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
			52000.00- CO	
			135.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	141.70-
7429A09/11/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5593 398

IDENTIF. REFERENCE

SEP 11 9 25 AM '81

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

No. 842945