THIS INSTRUMENT PREPARED BY MILTON W. SMITH, JR.
2400 CRESTMOOR ROAD, NASHVILLE, TENNESSEE 37215 mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Andrew B. Benedict, Jr. etux	Andrew B. Benedict, Jr. etux	Map 116-16-A
(NAME)	(NAME)	
4112 Estes Avenue (Unit 3-B)	4112 Estes Avenue (Unit 3-B)	Part of Parcel 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee	Unit 3-B, "The Garden"
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5838 PAGE 296

FOR AND IN CONSIDERATION of the sum of Ten and no/100 - ($10.00) - *Dollars,* cash in hand paid by the GRantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Creason Clayton and wife, Gania Clayton

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

Andrew B. Benedict, Jr. and wife, Sarah Bryan Benedict, hereinafter called Grantees, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being condominium Unit No. 3-B as located on Lot No. 3 of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on Exhibit "B" to the master deed and by-laws of "The Garden", Lots 3,4,5 and 6 condominiums, of record in Book 5810, page 173, said Register's Office, to which reference is here made for a more complete description of said unit, together with an appurtenant interest in the common and limited common areas as shown on said Exhibit "B" and as set out in Master Deed and by-laws applicable to said Unit 3-B.

Being part of the property conveyed to Creason Clayton by deed from Geddes Douglas and wife of record in Book 5380, page 618, said Register's Office.

Said Unit 3-B is subject to the master deed and by-laws of record in Book 5537, page 793, as made applicable to "The Garden", Lots 3,4,5, and 6 condominiums, by instrument of record in Book 5679, page 91, as amended in Book 5810, pages 171-173, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 176,500.00

Subscribed and sworn to before me, this the 4th day of January 19 82

Affiant

My commission expires: Jan 22, 1984 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4112 Estes Avenue, (Unit 3-B), Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

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.* 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 as stated above.

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 *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th *day of* January, 19 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Creason Clayton

Gania Clayton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

Creason Clayton and wife, Gania Clayton

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* 4th *day of* January *, 19* 82

Commission expires Jan 22, 1984

NOTARY PUBLIC DAVIDSON COUNTY

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

WARRANTY DEED

FROM

TO

G. 7 4 3 5 1

IDENTIF. REFERENCE

JAN 6 1 21 PM '82

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Colonial Title Company
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			17650.00- CO	
			450.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 465.40-	
			6059AG1/06/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.7435 I.

IDENTIF. REFERENCE

JAN 6 1 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860850