FORM NO. WD-1

H 1 5 3 1 1

BOOK 5958 PAGE 599

IDENTIF. REFERENCE

NOV 2 9 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Larry W Buie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 19 82

John J. Adams
Notary Public

MY COMMISSION EXPIRES 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Larry W. Buie and Robert J. Deal (NAME)	SAME (NAME)	105-3
1228 2nd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	288
Nashville, TN 37210 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	15W-2030

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, Annie Belle Sims, Barbara Benning, and Delores Roberts,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Buie and Robert J. Deal,

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:

TRACT NO. 1

LAND in Davidson County, Tennessee, being the northerly 13 feet on Lot No. 1 on the Plan of the Resubdivision of D. F. Wilkin Property, of record in Book 421, page 148, Register's Office for said County.

SAID part of Lot No. 1 fronts 13 feet on the northerly margin of 2nd Avenue South, formerly known as Market Street, and extends back between parallel lines 188½ feet to an alley.

BEING the same property conveyed to Floyd Hosey Benning by Installment Deed from Maggie Knapp of record in Book 3671, page 527, said Register's Office.

TRACT NO. 2

LAND in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 25 on the plan of the Trimble Addition to Nashville, of record in Book 19, page 220, Register's Office for said County.

SAID part of Lot No. 25 fronts 20 feet on the northerly margin of 2nd Avenue South, formerly known as Market Street, and extends back between parallel lines 188½ feet to an alley.

BEING the same property conveyed to Floyd Hosey Benning and wife, Emma Izora Benning by Installment deed from Maggie Knapp of record in Book 2140, page 430, said Register's Office. The said Emma Izora Benning died on or about March 13, 1963.

The said Floyd Hosey Benning died unmarried and intestate on or about **

unimproved ( )
This is improved (XX) property, known as 1232 2nd Avenue South, Nashville, Tennessee 37210
(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 seized 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 hand this 1st day of November, 19 82

Annie Belle Sims Barbara Benning Delores Roberts

STATE OF TENNESSEE
Davidson County

BOOK 5958 PAGE 600

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Belle Sims, Barbara Benning and Delores Roberts,

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 1st day of November 19 82

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

WARRANTY DEED

FROM

ANNIE BELLE SIMS, BARBARA BENNING

AND DELORES ROBERTS

TO

LARRY W. BUIE AND ROBERT J. DEAL

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

** January 10, 1977. The only children born to Floyd Hosey Benning and wife, Emma Izora Benning were Annie Belle Sims, Barbara Benning, and Delores Roberts. An Affidavit of Heirship, stating the matters set out above, appears of record in Book 5542, page 358, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5958 PAGE 601

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 32.50-	
73/9A11/02/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 5 3 1 1

IDENTIF. REFERENCE

Nov 2 9 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907932

RECD

UPT