FORM No. WD-1

BOOK 6209 PAGE 148

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,245.69

J. H. Baker, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY 19 84

Notary Public

MY COMMISSION EXPIRES: 12-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. H. Baker, Trustee	Lincoln Service Corporation	MAP 96-1
(NAME)	(NAME)	
4197 Andrew Jackson Parkway	P. O. Box 989	pARCEL 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Ownesboro, KY 42302-0989	3DZ-66170
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James W. Harrison, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. H. Baker, Trustee

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.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

THIS conveyance is subject to any and all existing restrictions and easements of record.

H 95907

IDENTIF. REFERENCE

JAN 6 10 13 AM '84

FILED

unimproved ( ) This is improved (XX) property, known as 109 Benson Avenue (House Number) (Street) Nashville, TN 37214 (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 heir 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 covey 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 my hand this 3RD day of JANUARY, 19 84

James W. Harrison

4326

BOOK 6209 PAGE 149

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Harrison, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3RD day of JANUARY 19 84

Commission expires 10-20-85

Patricia Johnson
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

James W. Harrison

TO

J. H. Baker, Trustee

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

BEING a part of the East part of Lot 8, Plan of the Jere Bowen Land on lebanon Pike as recorded in Plan Book 2, Page 134, Register's Office for said County, and being more particularly described as follows: BEGINNING at a point in the South line of Benson Road, being the northwest corner of Lot 4, of the Stanford-Guill property as recorded in Plat Book 843, Page 42, Register's Office said County, thence in a southwardly direction along the line dividing Lot 4 from Lot 8 a distance of 150.00 feet to a point in the north line of Lot 10; thence in a westwardly direction along the line dividing Lot 8 from Lot 10 a distance of 80.00 feet to the southwest corner of this tract; thence in a northwardly direction along a line running parallel with the west line of Lot 4 a distance of 150.00 feet to a joint in the south line of Benson Road, thence is a eastwardly direction along the south line of Benson Road a distance of 80.00 feet to the point of beginning. According to a survey by Campbell Surveying, dated April 23, 1981.

BEING the same property conveyed to James W. Harrison by deed from Ruth P. Stanley, of record in Book 6051, Page 60, register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by James W. Harrison, to Edward Seddon, Trustee, for Mortgage Trust Company, dated April 29, 1983, with a present unpaid principal balance of approximately $47,745.69 of record in Book 6051, Page 63, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6209 PAGE 151

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

57245.69- CAMT.
146.72 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 159.22-
4325A01/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 5 9 0 7.

IDENTIF. REFERENCE

JAN 6 10 13 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 4798