#3268

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

6303 PAGE 500

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Raymond D. Benge (NAME)	First American National Bank of Nashville	116-10
308 Sutherland Drive (STREET ADDRESS OR ROUTE NUMBER)	3rd floor, Real (NAME) Estate Group First American Center (STREET ADDRESS)	111
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	FB #BM-6205

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,

THOMAS B. BUFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND D. BENGE and wife JEAN P. BENGE

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

Being the westerly part of Lot Number 23 and the easterly part of Lot Number 22 in Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Sutherland Avenue 20 feet west of the common corner of Lots Numbers 22 and 23 in said plan; thence running in a northwesterly direction in a straight line parallel with the common boundary line between said Lots Numbers 22 and 23, 240 feet, more or less, to a point in the rear boundary line of said Lot Number 22; thence in an easterly direction along the rear boundary line of said Lots Numbers 22 and 23, 60 feet to a point, thence in a southerly direction in a straight line 240 feet, more or less, to a point in the northerly margin of Sutherland Avenue which point is 50 feet east of a common corner of Lots Numbers 22 and 23 in said plan; running thence in a westerly direction along the northerly margin of Sutherland Avenue, and the southerly boundary line of said Lots Numbers 22 and 23, 70 feet to the point of beginning.

Being the same property conveyed to Thomas B. Buford and wife, Sara L. Buford by deed from John S. Fletcher and wife, Gertrude G. Fletcher of record in Book 3892, page 283, said Register's Office, the said Sara L. Buford having since died.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); and (2) All matters appearing on the Plan of record in Plat Book 547, pages 57 and 58, said Register's Office.

FILED FOR RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
JUN 6 9 59 AM '84

IDENTIF. REFERENCE

12718 4

unimproved ( )
This is improved (XX) property, known as 308 Sutherland Drive Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of May, 19 84.

/s/ Thomas B. Buford

THOMAS B. BUFORD

2678

STATE OF TENNESSEE

BOOK 6309 PAGE 501

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS B. BUFORD 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 29th day of May, 19 84.

My commission expires 4/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE

COUNTY OF ___

Before me, the undersigned, 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 as such ___, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ___ as such ___.

Witness my hand and official seal, at ___, this ___ day of ___, 19___.

___ Notary Public

Commission expires ___

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Raymond D. Benge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 84

MY COMMISSION EXPIRES: 4/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THOMAS B. BUFORD

TO

RAYMOND D. BENGE and wife,

JEAN P. BENGE

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

BOOK 6309 PAGE 502

FOR_____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			200000.00- CAMT.	
			520.00 CSTAX	
			.50 PRFEE	
			6.00 DEED	
			CHECK	526.50-
2679	06/06/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 1 8 4.

IDENTIF. REFERENCE

JUN 6 9 49 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0042046