# WARRANTY DEED

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jeffrey E. Benson (NAME) | First Tennessee Bank (NAME) | |
| 1129 Duncanwood Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 474 (STREET ADDRESS) | MAP 131-8 |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | PARCEL 14 |

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ~~6347 PG 623~~

---------- $10.00 ---------- Dollars,

Cash in hand paid by Jeffrey E. Benson and wife, Janette W. Moll and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Terry D. Sawyer, and wife, Cary H. Sawyer

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffrey E. Benson, and wife,

Janette W. Moll

certain real estate in Davidson County, Tennessee as follows: the Grantees herein, their (successors), heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Duncanwood as of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Being Lot No. 53, said lot fronts 108 feet on the southerly side of Duncanwood Drive and runs back 189.5 feet on the easterly line and 187.4 feet on the westerly line to a dead line, measuring 108 feet thereon.

Being the same property conveyed to Terry D. Sawyer and wife, Cary H. Sawyer by deed from Paul J. Brown and wife, Gere' Allison Brown of record in Book 5220, page 707, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 87,500.00

Subscribed and sworn to before me, this the 26th day of July, 19 84

Affiant

My commission expires 5-20-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 1129 Duncanwood Drive, Nashville, Tennessee 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 thereto 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 for 1984 taxes which are pro-rated and assumed by the buyers.

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 (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 26th day of July, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Terry D. Sawyer

Cary H. Sawyer

CHECK 07/27 234.00-

7567

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Judy Dobbs *, a Notary Public in and for said County and State,* Terry D. Sawyer, and wife, Cary H. Sawyer

*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* 26th *day of* July *, 1984.*

Judy A Dobbs
*Notary Public*

*Commission expires* 05/20/87

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
Terry D. Sawyer etux

Jeffrey E. Benson TO etux

I 3 9 2 7 4

IDENTIF. REFERENCE

JUL 27 9 38 PM '84

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**

**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6347 PAGE 625

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 87500.00- CONT. | |
| | | | 227.50 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 234.00- | |
| 7567A07/27/84 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39274

IDENTIF. REFERENCE

JUL 27 9 38 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0056507