FORM NO. WD-1

BOOK 6359 PAGE 886

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

142,500.00

Howard B. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1984.

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bone and Crawford, P. C., Suite 900, 2100 West End Avenue, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard B. Hayes (NAME)	same (NAME)	116-7-82
307 Walnut Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lois Benton (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard B. Hayes

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:

Being Lot No. 12 on the Map of Walnut Grove Subdivision, as of record in Book 974, page 2, of the Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the westerly side of Walnut Drive and runs back between parallel lines 270 feet to Glenside Drive.

Being the same property conveyed to John K. Benton and wife, Lois Benton by deed from Frank S. Maxey and wife, Bernice Durrett Maxey, of record in Book 1132, page 246, Register's Office for Davidson County, Tennessee. The said John K. Benton having since died testate in Will Book 69, page 128, Probate Court Clerk's Office for Davidson County, Tennessee.

Lois C. Benton and Lois Benton being one and the same person.

Subject to an easement for Sanitary Sewer of record in Book 5808, page 621, Register's Office for Davidson County, Tennessee.

Subject to 1984 property taxes which will be prorated and assumed by Grantee.

This is unimproved ( ) improved (XX) property, known as 307 Walnut Drive (House Number) (Street) Nashville (P. O. Address) Tennessee (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 my hand this 15th day of August, 19 84

X Lois Benton

Lois Benton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois Benton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of August 19 84

Commission expires 7/18/87

Notary Public

STATE OF TENNESSEE
Davidson County

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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

276 08/15-377.00- CHECK

143115

IDENTIF. REFERENCE

AUG 15 10 33 AM '84

FILED AND RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6359 PAGE 888

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
			142500.00-	CAMT.
			370.50	CSTAX
			.50	PRFEE
			6.00	MDEED
				CHECK 377.00-
			2276A08/15/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:43:15

IDENTIF. REFERENCE

Aug 15 10 31 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0061057