THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6405 PAGE 273

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NOS.
Robert E. Davis, ET UX 3600 Brush Hill Road Nashville, Tennessee 37216	SAME	Map 62-13 Parcels 25 and 136

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the GRANTEES herein and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JOHN T. BENSON and wife, JIMMIE BENSON, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey until ROBERT E. DAVIS and wife, MARY P. DAVIS, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1

Being Lots Nos. 4 and 5 on the Map showing Subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book No. 843, page 11, in the Register's office for Davidson County, Tennessee.

Said Lot No. 4 fronts 215 feet on the westerly side of Glenshade Drive and runs back 186-1/2 feet on the southerly line and 215 feet on the northerly line to a court, and shows 25 feet on said court.

Said Lot No. 5 fronts 210 feet on the westerly side of Glenshade Drive and runs back 215 feet on the southerly line and 202-1/2 feet on the northerly line to a court, and shows 25 feet on said court. Refers to Book 633, page 469, and the following described tract of land:
Being part of Lots Nos. 28 and 31 and a part of the undivided land laying east of said Lot No. 28 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and part of the 30-foot abolished Avenue as shown on the Plan of the Subdivision of part of said Lot No. 28 of record in Book 843, page 11, said Register's Office, described together according to a survey made by Z.J. Wilkinson, Surveyor, Nov. 18, 1940, as follows:
BEGINNING at a point, the southeast corner of Glenshade Drive and Riverwood Drive; thence with the southerly margin of Glenshade Drive, North 76 deg. east 70 feet, North 61 deg. 30' East 400 feet, North 36 deg. 30' East 100 feet, North 13 deg. 30' West 100 feet, North 36 deg. 30' West 195 feet to an iron pipe; thence North 39 deg. East 65 feet to the center of a spring branch; thence with the center of said branch, South 33 deg. 30' East 100 feet, S 66 deg. 30' East 135 feet, S. 36 deg. East 200 ft. S. 11 deg. East 94 feet; thence with the center of a drain, S. 76 deg. 15' W. 130 ft. S. 59 deg. 15' W. 536 ft. to a walnut; thence S. 69 deg. 30' W. 146 ft. to the easterly

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margin of Riverwood Drive; thence with said drive, N. 10 deg. 30' E. 165 ft. to the beginning, containing 3.06 acres, more or less.

Being the same property conveyed to John T. Benson and wife, Jimmie Benson, by deed from Charles Fred Lucas and wife, Rebecca R. Lucas, of record in Book 1274, page 235, Register's Office, Davidson County, Tennessee.

TRACT II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land included in the Riverwood Subdivision, which subdivision is of record in Book 547, page 65, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, on February 1942, as follows:

BEGINNING at a point in the westerly side of a 30 foot road directly across from the common corner of Lots Nos. 12 and 13, and being the common corner of the property now owned by Charles Cornelius and the Grantors; thence along the westerly margin of said road, S. 36° 30' W. 113.5 feet to a stake; thence S. 43° 30' E. 247.5 to a stake; then S. 32° 30' E. 90 feet to a stake; thence S. 57° 30' W. 60 feet to a point in the center of a branch; thence N. 11° W. 45 feet; thence N. 36° W. 200 feet; thence N. 65° W. 135 feet; thence N. 47° E. 48 feet to a stake; thence N. 31° W. 105 feet to a stake; thence n. 82° E. 48 feet to the point of beginning.

Being the same property conveyed to John T. Benson, Jr. by deed from Eugene H. Fletcher, of record in Book 1217, page 137, Register's Office, Davidson County, Tennessee.

INCLUDED in the above described property, but specifically EXCLUDED from this conveyance are the following tracts of land previously conveyed by John T. Benson and wife, Jimmie Benson, as follows, to-wit:

TRACT I:

Being part of Lot No. 4 on the Map showing Subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 is described as follows: BEGINNING at the southwesterly corner of Lot No. 4 being the southeasterly corner of Lot No. 3 and running with the common line between Lots 3 and 4, 186.5 feet to the northwesterly corner of Lot No. 4 (the northeasterly corner of Lot No. 3) to a court and running thence with the northwesterly line of Lot No. 4, 25 feet to the northeasterly corner of Lot No. 4; running thence with the northeasterly line of Lot No. 4 107-1/2 feet to a point in said line; running thence in a southerly direction to a point in

the margin of Glenshade Drive 20 feet east of point of beginning and running thence in a westwardly direction with the northerly margin of said Glenshade Drive, 20 feet to the point of beginning.

Being the same property conveyed to Erwin T. Booth and his wife, Thelma Booth, by deed from John T. Benson and wife, Jimmie Benson, of record in Book 1282, page 261, Register's Office, Davidson County, Tennessee.

TRACT II:

Being Lot No. 5 on the Map showing subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee. BOOK 6405 PAGE 275

Said Lot No. 5 fronts 210 feet on the westerly side of Glenshade Drive and runs back 215 feet on the southerly line and 202-1/2 feet on the northerly line to a court, and shows 25 feet on said court.

Being the same property conveyed to H.J. Allen, by deed from John T. Benson and wife, Jimmie Benson, of record in Book 1316, page 119, Register's Office, Davidson County, Tennessee.

TRACT III:

Being the easterly part of Lot No. 4 on the Map showing the Subdivision of part of Lot No. 28 Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Glenshade Drive 20 feet easterly from the common corner of Lots Nos. 3 and 4, and being the present southeast corner of the property that was conveyed to John Mason Wilbur and wife, by deed from Erwin T. Booth and wife, of record in Book 1308, page 525, of the said Register's Office; thence along Wilbur's easterly line, northerly 148 feet more or less to a point in the line between Lots Nos. 4 and 5, said point being 107-1/2 feet east of the most easterly triangular point of a court shown on said plan; thence easterly with the line between Lots Nos. 4 and 5, 107 feet more or less to the easterly margin of Glenshade Drive; thence with the margin of said Drive, southerly and westerly, around a curve on said plan, 215 feet to the point of beginning.

Being the same property conveyed to Ray Gullett and wife, Vernette Rouse Gullett, by deed from John T. Benson and wife, Jimmie Root Benson, of record in Book 1849, page 447, Register's Office, Davidson County. Tennessee.

TRACT IV:

Certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the east margin of Brush Hill Road and south margin of Glenshade Drive; thence along the south margin of Glenshade

Drive N 75° 29' 27" E, a distance of 93.93 feet; thence N 61° 30' E, a distance of 316.36 feet; thence along a curve to the left with a radius of 364.86 feet, a distance of 118.39 feet; thence leaving said drive. S 62° 38' 46" E., a distance of 151.49 feet to a point in the center of a drainage ditch: thence along said ditch S 79° 59' 56" W, a distance of 41.03 feet; thence S 58° 40' 28" W., a distance of 536.00 feet; thence S 67° 58' 40" W. a distance of 146.00 feet to a point in the east margin of Riverwood Drive; thence along said drive N 9° 33' 18" E, a distance of 49.50 feet; thence the east margin of Brush Hill Road N 14° 05' 06" E, a distance of 118.17 feet to the point of beginning, containing an area of 1.62 acres. According to a survey made by Hart-Freeland-Roberts, Inc. on November 15, 1978.

Being the same property conveyed to Robert E. Davis and wife, Mary P. Davis, by deed from John T. Benson and wife, Jimmie L. Benson, of record, in Book 5490, page 147, Register's Office, Davidson County, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being part of an unnumbered tract of land on the Map of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County, laying immediately west of an Avenue which is immediately West of Lots Nos. 8 to 16 on said plan, and described as follows:

BEGINNING at a point on the low water mark of Cumberland River at the southeast corner of Lot No. 16 shown on said plan, being the northeast corner of the tract in question; thence down said Cumberland River 200 feet more or less, to a point in the center line of a branch; thence up said branch as follows; South 87-1/4° West 97 feet, North 61-1/4° West 132 feet, north 10-1/2° West 22 feet to a point opposite the center line of a drain; thence crossing said drain to the center line of a branch shown on said plan, and continuing to the center line of same northerly to the southwest corner of that part of said unnumbered tract conveyed to John T. Benson, Jr. by deed from Eugene E. Fletcher of record in Book 1217, page 137, said Register's Office; thence along Fletcher's south line North 57° 30' East 60 feet to a point at the terminus of a 30 foot Avenue; thence crossing the terminus of said Avenue at 30 feet, and continuing in the same direction in all 158.5 feet to the point of beginning.

Being the same property conveyed to John T. Benson, Jr., by deed from Eugene H. Fletcher, unmarried, as of record in Book 1286, page 67, Register's Office, Davidson County, Tennessee.

It is the intention of the parties that the Seller by this conveyance conveys to the Buyer all of the Sellers Remaining property contiguous to Glenshade Drive and Cedarwood Drive.

This is unimproved/improved property, known as Glensahde Drive and Cedarwood Drive, Nashville, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as setout herein:

And GRANTORS do further covenant and bind themselves, their 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.

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WITNESS our hands this 27th day of September, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John T. Benson Jr.
JOHN T. BENSON JR.

Jimmie Benson
JIMMIE BENSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. BENSON and wife, JIMMIE BENSON, the bargainors, with whom I am personally acquainted, and who acknoledged that they executed the foregoing instruemtn for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 27th Day of September, 1984.

Candy Fisher
NOTARY PUBLIC

My Commission Expires: 10/27/85

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Jimmie Benson
AFFIANT

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Subscribed and sworn to before me, the the 27th day of September, 1984.

Candy Finch
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires 10/27/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8,800.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Oct. 1984.
Deputy Register

157092

IDENTIFICATION REFERENCE

Oct 17 11 09 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

8800.00- CAMT.
22.88 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 41.38-
9373A10/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 57092

IDENTIF. REFERENCE

OCT 17 11 04 AM '84

DAVIDSON COUNTY, TN

No. 0077656