File Box 43

BOOK 6454 PAGE 483

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES 11-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Jerry L. Benson et ux	City Federal Savings and Loan Association	158-15
(NAME)	(NAME)	
4128 Creekwood North	7700 Little River Turnpike	131
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Annandale, Virginia 22003	13DA56217
(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, Curtis Ellis Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Benson and wife, Jackie L. Benson

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

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Creekwood North, as of record in Book 4675, page 16, Register's Office for said County.

Said Lot No. 19 fronts 80 feet on the easterly margin of Creekwood North and extends back between parallel lines 140 feet to a dead line in the rear measuring 80 feet thereon.

Being part of the same property conveyed to Curtis Ellis Construction Company by deed from Alan L. Saturn, Trustee, of record in Book 5612, page 823, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (XX) property, known as 4128 Creekwood North, Nashville, Tennessee 37218
(House Number) (Street) (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 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 ti, 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 14th day of December, 19 84

Curtis Ellis Construction Co.
By:
Curtis Ellis, President Curtis Ellis

7396

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STATE OF TENNESSEE
Davidson County

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, ~~the undersigned~~ _____, a Notary Public within and for the State and County aforesaid, personally appeared Curtis Ellis or proved to me upon the basis of satisfactory evidence ~~and/~~ (his oath) _____ (himself) _____ with whom I am personally acquainted ~~and/~~ who upon ~~XXXXXXXXXXXXXXXXXX~~ acknowledged ~~X~~(he~~XXXXXX~~s) to be the President ~~and/~~ _____ respectively of the Curtis Ellis Construction Co. the within named bargainor, a corporation, and that (he) as such President ~~and/~~ _____ XXXX, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Curtis Ellis as such President ~~as such~~ _____ ~~and attesting the same by the said~~ _____.

Witness my hand and official seal at office at Nashville on this the 14th day of December, 19 84.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Curtis Ellis Construction Co.

TO
Jerry L. Benson
Jackie L. Benson

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 20 3 23 PM '84

1.7.1.7.1.9.

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

58900.00- CAMT.
153.14- CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.64-
7396A12/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

DEC 20 3 23 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95171