#4086
File Box 38

WARRANTY DEED

BOOK 6629 PAGE 658

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT G. BENSON	New Owner(s)	Map 161-5A
(NAME)	(NAME)	
5039 Hillsboro Road, Unit 167		Parcel 167
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(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 REOEIPT OF WHICH IS HEREBY ACKNOWLEDGED, VICTOR G. AEBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. BENSON and wife, PEGGY J. BENSON

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:

Land in Davidson County, Tennessee, being Unit No. 167 on the Plan of Section One, Jefferson Square Townhouses, as of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Victor G. Aeby by deed from Jane E. Chilton, unmarried, of record in Book 5846, page 205, said Register's Office.

This conveyance is made suject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) By-Laws of record in Book 4731, page 341; (3) Master Deed of record in Book 4731, page 332, amended in Book 5676, page 31, Book 5700, page 719, and Book 5826, page 693; and (4) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

Tracy Carpenter Aeby, spouse of Victor G. Aeby, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Victor G. Aeby.

28304

IDENTIFICATION REFERENCE

AUG 14 8 20 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5039 Hillsboro Road, Unit 167, 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 12th day of August, 1985.

Victor G. Aeby
VICTOR G. AEBY

Tracy Carpenter Aeby
TRACY CARPENTER AEBY

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR G. AEBY and wife, TRACY CARPENTER AEBY

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August, 1985

My commission expires 1/10/89 Notary Public

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Robert G. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
VICTOR G. AEBY

TO
ROBERT G. BENSON and wife,
PEGGY J. BENSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6629 PAGE 660

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
			104900.00- CAMT.	
			272.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	279.24-
7117A08/14/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28304 4

IDENTIFICATION REFERENCE

AUG 14 8 20 AM '85

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163074