Mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William W. Benz, ETUX 7723 Old Springfield Hwy Goodlettsville, Tn. 37072	Same as new owner	Map 18-8 Parcels 2.01, 3, 4 & 9 Map 18-4-7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ELIZABETH GARRETT THOMAS, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said WILLIAM W. BENZ and wife, MARGARET P. BENZ, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I:

A tract of land in the Tenth Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the center of Old Springfield Road, 25 feet south of the intersection of Pear Orchard Hill Drive and Old Springfield Road, being in the south margin of Pear Orchard Hill Drive, and running with the center line of Springfield Road North around a 12 degree curve to the point tangent of curve; thence following the center line of road N 4 degrees 30' West 335 feet, North 30 degrees 30' West 288 feet, North 42 degrees 30' 189 feet to a spike; thence leaving road running North 47 degrees East 186 feet to the center of the old abandoned L & N R. R.; thence South 41 degrees East 1,375 feet following the old R.R. to the center of Lumsey Branch; thence North 47 degrees East 33 feet to the center of Mansker's Creek; thence down the creek South 53 degrees East 147 feet to the State property; thence running with the west line of the State property South 19 degrees East 235 feet to a point in the north margin of Old Springfield Road; thence turning and running with the north margin of Old Springfield Road North 61 degrees West 222 feet, North 62 degrees West 158.8 feet to the center of the East rail of Lumsey Creek Bridge; thence turning South 42 degrees 30' crossing road on bridge 126 feet, following center of Lumsey Branch North 43 degrees 30' 359 feet, North 40 degrees West 174 feet to the East right-of-way of the L&N R.R.; thence North 55 degrees West 246 feet crossing Hitt Road at 36 feet following the R.R. right-of-way; thence North 55 degrees West 51 feet to a stone in the East right-of-way line; thence North 28 degrees 24' 207 feet to a stake; thence North 8 degrees 43' East 200 feet to a stake in the south margin of Pear Orchard HIll Drive; thence with

the east margin of Pear Orchard Hill Drive around the curve to the beginning, including a small spring lot on the Northwest corner of Pear Orchard Hill Drive and Old Springfield Road; and containing 14.02 acres, according to a survey by C. J. Carney, Surveyor, dated October 13, 1964.

TRACT NO. II:

Being in the 11th Civil District, formerly the Tenth Civil District of said County, and in the Corporate limits of the City of Goodlettsville, being Lot No. 21 on the Plan of Connell Hills Subdivision, of record in Book 2900, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 148.6 feet on the southerly margin of Pear Orchard Drive, running back on the easterly margin South 8 degrees 43' West 243.4 feet; thence South 28 degrees 24' West 207.8 feet to L&N Railroad right-of-way; thence in a westerly direction with said railroad right-of-way 66.2 feet to a point; thence following same direction 14.7 feet; thence in a northerly direction to the margin of said Pear Orchard Drive 348.4 feet to the point of beginning.

Being the same property conveyed to Elizabeth Garrett Thomas, by quitclaim deed from John C. Garrett, Jr., of record in Book 6501, page 445, Register's Office, Davidson County, 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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1) Restrictions of record in Book 3841, page 24, said Register's Office, applying to Tract 2 herein described.

2) The Plan of record in Book 2900, page 141, said Register's Office, shows Owner's Certificate, a 60 foot setback line from Old Springfield Road and a 10 foot easement for public utilities along the rear and easterly lines of said lot, applies to tract 2.

3) Easement for sanitary sewers granted to City of Goodlettsville from Catherine Graves Garrett, of record in Book 4805, page 712, said Register's Office, applies to Tracts 1 and 2.

4) Any existing or visible easements.

5) 1985 State, County and City of Goodlettsville taxes, prorated between the parties and paid in full.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 8th day of October, 1985.

Elizabeth Garrett Thomas
ELIZABETH GARRETT THOMAS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH GARRETT THOMAS, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 8th day of October, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

William W. Berry
Affiant

Sworn to and subscribed before me, this the 8th day of October, 1985.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

43136

IDENTIFICATION

Oct 9 8 51 AM '85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6677 PAGE 972

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
			163000.00- CAMT.	
			423.80 CSTAX	
			.50 PRFEE	
			9.00 WDFEE	
			CHECK	433.30-
			4954A10/09/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43136

IDENTIFICATION REFERENCE

OCT 9 8 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180474