BOOK 6717 PAGE 614

THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219 Mail

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Donald E. Bennie, et ux 631 Crieve Road Nashville, Tennessee 37220	Third National Mortgage Co. P. O. Box 2623 Nashville, Tennessee 37219	146-11, #71 6 DU-32720

FOR AND IN CONSIDERATION of the sum of Seventy-Seven Thousand Dollars ($77,000), Cayce P. Fuqua and wife Susan P. Fuqua, hereinafter referred to as the Grantors, have bargained and sold, and do hereby transfer and convey unto Donald E. Bennie and wife, Nancy A. Bennie, hereinafter referred to as the Grantees, and to the said Grantees' heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 52 on the Plan of Crieve Hall Estates, Section 1, Revised, as of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.
>
> SAID Lot No. 52 fronts 100 feet on the southerly side of Crieve Road and runs back between parallel lines, 200 feet to a dead line.
>
> BEING the same property conveyed to Cayce P. Fuqua and wife, Susan P. Fuqua, by deed from George M. Shaw, and wife, Kathy T. Shaw, of record in Book 6222, page 144, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Third National Mortgage Company, of record in Book 5613, page 125, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property, known as 631 Crieve Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the property, the appurtenances, estate, title and interest belonging to the said Grantors, to the said Grantees and the said Grantees' heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following: taxes for the year 1985, Deed of Trust of record at Book 5613, page 125, Register's Office for Davidson County, Tennessee, and the matters shown in the Plan of Crieve Hall Estates, Revised of record in Book 1835, page 122, said Register's Office. Grantors further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said real

estate to the said Grantees and to the said Grantees' heirs, successors and assigns, against the lawful claims of all persons.

Witness our hands this 25 day of November, 1985.

Cayce P. Fuqua

Susan P. Fuqua

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the State and County aforesaid, personally appeared Cayce P. Fuqua and Susan P. Fuqua, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 25 day of November, 1985.

Rita McQuerry
Notary Public

My commission expires:
5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,000.

Nancy A. Brant
Affiant

Subscribed and sworn to before me this, the 25 day of November, 1985.

Rita McQuerry
Notary Public

My commission expires:
5-13-89

IDENTIFICATION REFERENCE
56009

NOV 26 9 50 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6717 PAGE 616

FOR _____

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

77000.00- CONT.
200.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
0262A 11/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56009

IDENTIFICATION REFERENCE

Nov 26 9 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195387