BOOK 6753 PAGE 424

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Larry Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 19 85

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Stewart (NAME)	SAME (NAME)	008N-A
101 River Oaks Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	00100
Brentwood, Tn. 37027 (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, Robert G. Benson, Sr. and wife, Peggy S. Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Stewart and wife, Lisa Stewart

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~DAVIDSON~~ Williamson & Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 2 on the Plan of River Oaks, Section 1, of record in Plat Book 3, page 41, Register's Office, Williamson County, Tennessee, and of record in Book 4175, page 31, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Robert G. Benson, Sr. and wife, Peggy S. Benson by deed from Steve E. Adams and wife, Jeanine G. Adams of record in Book 5666, Page 362, Register's Office, Davidson County, Tennessee. and in Book 382, page 268, Register's Office, Williamson County, Tennessee.

Subject to restrictions of record in Book 158, page 495 said Register's Office. Said Restrictions are also recorded in Book 4273, page 940, Register's Office, Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 101 River Oaks Road, Brentwood, Tn. 37027
(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 it, 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 our hands this 9th day of December, 19 85

Robert G. Benson, Sr.

Peggy S. Benson

STATE OF TENNESSEE
Davidson County
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Benson, Sr. and wife, Peggy S. Benson

the bargainor S, 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 Brentwood, Tennessee, this 9th day of December, 19 85

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Robert G. Benson, Sr.

Peggy S. Benson

TO

Larry Stewart

Lisa Stewart

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

Note Book 37 Page 115
Record Book 565 Page 182
State Tax 20.00 Fee 1.50 Recording .50
Rec. No. 4165 Total Pd. 528.50

TRANSFERRED

DEC 13 1985

DENNIS ANGLIN PROP. ASSESS.
WILLIAMSON COUNTY

WILLIAMSON COUNTY
STATE OF TENNESSEE
J.D. BENNETT, JR.
REGISTER OF DEEDS
1985 DEC 10 PM 3:11

IDENTIFICATION REFERENCE

6560

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 2 10 36 AM '86