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. |
|---|---|---|
| K. Timothy North<br>222 Woodruff St.<br>Madison, Tn. 37115 | SAME AS NEW OWNER<br><br>MORTGAGEE: Bank of Goodlettsville | Map 46-16<br>Parcel 90<br>11D-15670 |

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, We, WILLIAM W. BENZ, JR. and wife, MARGARET P. BENZ, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said K. TIMOTHY NORTH, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Being the easterly 50 feet of the westerly 91.1 feet of Lot No. 40 and the easterly 50 feet of the westerly 91.1 feet of the southerly 50 feet of Lot No. 41 on the Plan of Douglas-Levine Subdivision at Madison, as of record in Book 547, page 44, Register's Office for said County.
Said part of Lots Nos. 40 and 41 fronts 50 feet on the northerly side of Woodruff Street and runs back between parallel lines 150 feet to a dead line.

TRACT II:
Being the west 41.1 feet of Lot No. 40 and the west 41.1 feet of the south 50 feet of Lot No. 41 on the Map of Douglas-Levine Subdivision, as of record in Book 547, page 44, Register's Office for said County.
Said parts of said lots front 41.1 feet on the north side of Woodruff Street and runs back between parallel lines along the east margin of Douglas Street 150 feet to a dead line.

There is INCLUDED in the above description but expressly excluded from this conveyance the following described property:
Being a part of Lots 40-41 on the Plat of the Douglas-Levine Subdivision, of record in Book 547, page 44, described as follows:
BEGINNING at the point of intersection of the north margin of Woodruff Street and the east margin of Douglas Street, thence along the said east margin northwardly 150.0 feet to a point; thence South 87 degrees 56 minutes east 30.0 feet to a point; thence South 10 degrees 57 minutes east 30.0 feet to a point; thence along a curve left having a radius of 25 feet for 24.5 feet to a point, thence southwardly 4.2 feet to a point in the said north margin, thence along the said north margin 78 degrees 55 minutes 35 seconds west 41.1 feet more or less to the point of beginning and containing 4634 square feet and being part of the property conveyed by Charlie Brown Fain and wife, Elizabeth Frances Fain to Metropolitan Government of Nashville, Davidson

County, Tennessee, of record in Book 4852, page 561, Register's Office for Davidson County, Tennessee.

Also INCLUDED in the above description but expressly excluded from this conveyance the following described property:
Being a part of Lots 40-41 of the Plat of the Douglas-Levine Subdivision of record in Book 547, page 44, described as follows: BEGINNING at the point of intersection of the north margin of Woodruff Street and the east boundary of the C. B. Fain property, thence along the said east boundary northwardly 4.2 feet to a point, thence along a curve left having a radius of 25 feet eastwardly for 14.7 feet to a point in the said north margin, thence along the said north margin North 78 degrees 55 minutes 35 seconds West 13.9 feet to the point of beginning and containing 24 square feet and being the same property conveyed to State of Tennessee, of record in Book 6142, page 339, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William W. Benz, Jr. and wife, Margaret P. Benz, by deed from Gary W. Benz and wife, Diane Benz, of record in Book 6689, page 65, 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 GRANTEE, his heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEE, that we are 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 (1) 1986 State & County taxes, prorated between the parties and paid in full; and (2) The Plan of record in Book 547, page 44, Register's Office, Davidson County, Tennessee.

And We, the GRANTORS, do further covenant and bind ourselves, our, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of November, 1986.

William W. Benz, Jr.
WILLIAM W. BENZ, JR.

Margaret Benz
MARGARET P. BENZ

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 WILLIAM W. BENZ, JR. and wife, MARGARET P. BENZ, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 12th day of November, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of November, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-9-88

64633

IDENTIFICATION REFERENCE

Nov 19 9 48 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7043 PAGE 822

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

58000.00- CAMT.
162.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 171.30-
7562A17/19/86 DAL .70

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

6 4 6 3

IDENTIF. REFERENCE

Nov 19 9 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.13493**