THIS INSTRUMENT PREPARED BY: Lawrence D. Wilson, Attorney at Law, 2400 Crestmoor Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUTH BENJAMIN	SAME	
(NAME)	(NAME)	
1061 2nd Avenue, South		93-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		291 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, including the assumption by the Grantee of a certain indebtedness payable to Robert S. Billingsley, et ux, Kathryn M. Billingsley, in the original principal sum of $8,275.00, payable in 180 equal consecutive monthly installments of $82.71 each which includes interest at the rate of 8.75% and the 1st installment to be due on June 27, 1977.

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I, RUTH BENJAMIN, Executrix of the Estate of Johnny E. Ransom, (hereinafter referred to as Grantor)

have this day bargained and sold, and do hereby transfer and convey unto the said RUTH BENJAMIN, Grantee,

her *(successors), heirs and assigns; certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 14 feet of Lot No. 21, and the northerly 16 feet of Lot No. 22, in Isaac Paul's Elysian Grove Plan of Lots in Nashville, Tennessee, fronting together 30 feet on the westerly side of Market Street and running back westerly between parallel lines 136 feet, more or less, to an alley.

Being part of the same property conveyed to Robert S. Billingsley and wife, Kathryn M. Billingsley by deed from Ellen E. Quinland Smith, as surviving heir of Sadie W. Quinland, deceased of record in Book 4796, page 582, Register's Office for Davidson County, Tennessee.

8714

IDENTIFICATION REFERENCE

JAN 26 2 33 PM '87

FELIX Z. WILSON, JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 7 day of MAY 1986

Affiant Sheila N. Hannah

My commission expires: 1-10-89 (Affix Seal)

Notary Public

This is unimproved (~~improved~~) property, known as 1061 2nd Avenue, South, Nashville, TN 37201
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* May, 1986, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ruth Benjamin

RUTH BENJAMIN, Executrix of the Estate of Johnny E. Ransom

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, *a Notary Public in and for said County and State,* RUTH BENJAMIN

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 7 *day of* MAY, *19* 86

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

ESTATE OF JOHNNY E. RANSOM

TO

RUTH BENJAMIN

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.

NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS