BOOK 7134 PAGE 156 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1987

Notary Public

MY COMMISSION EXPIRES: 10/21/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

The Name & Address of a Property Owner:	The Name & Address of Mortgagee:	MAP-PARCEL NUMBERS
(NAME) Patricia C. Tanley, et al	NO MORTGAGE (NAME) SEND TAX BILLS TO:	71-16 Dan. 245 25.
(STREET ADDRESS OR ROUTE NUMBER) Suite 302 306 4th Ave	(STREET ADDRESS) SAME	
(CITY) Nash (STATE) Tenn (P.O. ZIP) 37217	(CITY) (STATE) (ZIP)	

Mail

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, Fred D. Benford, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia C. Tanley and Trecia B. Tanley, as tenants in common,

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

Being Lot No. 249 and the southerly 15 feet of Lot No. 250 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 249 and part of Lot No. 250 front together 45 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Fred D. Benford, unmarried, by deed from Jeffrey I. Komisar and wife, Susan Komisar, of record in Book 6863, page 835, Register's Office of Davidson County, Tennessee.

9 2 7 5 2

IDENTIFICATION REFERENCE

FEB 11 12 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (XX) property, known as 1209 (House Number) North 7th Street (Street) Nashville, TN (P. O. Address) 37207 (City or Town) (Postal Zip)

02/11-58.30-

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 my hand this 10 day of January, 19 87

FRED D. BENFORD

9309

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred D. Benford

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 19 87

Commission Expires 10/21/88

Bobby C. Cox, Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

FRED D. BENFORD, Unmarried

TO

PATRICIA C. TANLEY, et al

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

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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
			13500.00- CAMT. 51.80 CSTAX .50 PRFE 6.00 WDEED CHECK 58.30- 9303A02/11/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.2 7.5 2

IDENTIFI REFERENCE

FEB 11 12 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44689