BOOK 7148 PAGE 458

BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Rodger Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 th DAY OF February 19 87

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

Mortgagee: Lee Benisek and wife, Jeanette Benisek

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodger Byrd, et ux (NAME)	S A M E (NAME)	97-4 24
4036 Port Victoria Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-6105
Hermitage, TN 37076 (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, Lee L. Benisek and wife, Jeanette Benisek

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodger Byrd and wife, Peggy Sue Byrd

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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Lake Park, Section I, Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the western margin of Port Victoria Court, said point being the common point between Lot No. 66 and Lot No. 67; thence following the common boundary between Lot No. 66 and Lot No. 67 west 161.47 feet to a point; thence south 27.28 feet to a concrete monument; thence continuing south 13 degrees 47' east 163.69 feet to a concrete monument; thence south 26 degrees 05' west 33.0 feet to a point; thence following the common boundary between Lot No. 66 and Lot No. 65 west 183.59 feet to a point on the western margin of Port Victoria Court; thence following the curve of Port Victoria Court north 50.69 feet to the point of beginning.

Being the same property conveyed to Lee L. Benisek and wife, Jeanette Benisek by deed from Oakley W. Bryan and wife, Vernice M. Bryan of record in Book 6359, page 112, Register's Office for Davidson County, Tennessee.

97 7 6

IDENTIFICATION REFERENCE

FEB 26 1 47 PM

FELIX ZANDER, REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 4036 Port Victoria Court (House Number) (Street) Hermitage, TN 37076 (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 hand s this 27th day of October , 19 86

Lee L. Benisek

Jeanette Benisek

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee L. Benisek and Jeanette Benisek

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October 1986.

Commission expires Jan. 18, 1987

Shirley H. Tomlinson
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 _____.

(his oath) (himself) (they) (he)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____

BOOK 7148 PAGE 460

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

[illegible] 0- CAMT.
420.00 CSTAX
.50 PRFEE
6.00 WDE D
CHECK 426.50-
50293A02/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:7.7 6 6

IDENTIFICATION REFERENCE

FEB 26 1 41 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50293