BOOK 7233 PAGE 490

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 15,000.00 .

x Rodney W Davis
Affiant

SWORN to and subscribed before me on this the 8th day of May, 1987.

Ellen B Hay
NOTARY PUBLIC

My Commission Expires: 2/12/90

2492 5.

IDENTIFICATION REFERENCE

MAY 12 10 14 AM '87
FELIX Z. H. LASCASSAS REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NO.
Rodney Davis	Old Hickory Credit Union	75 - 4
837 DeWees Ave	1000 Industrial Rd.	Parcel 147,
Nashville, TN 37206	Old Hickory, TN 37138	148 & 149 JS

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **VENUS HYDE BENSON and husband, CHARLES R. BENSON,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **RODNEY DAVIS and wife, DEBORAH C. DAVIS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 40, 41 and 42 on the Map of Dewey Heights Addition, of record in Book 161, Page 94, Registers' Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said lot.

BEING the same property conveyed to VENUS HYDE BENSON and husband, CHARLES R. BENSON by Installment Deed from EDITH R. HOWSE WRIGHT and husband, E. McKINLEY WRIGHT of record in Book 3185, Page 547, Registers' office for Davidson County, TN. The said Venus Hyde Benson is now deceased.

This is unimproved property known as Lot 40 Ilene St. Dewey Heights.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

CHECK

WITNESS my hand this 7th day of May, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles R. Benson

CHARLES R. BENSON

BOOK 7233 PAGE 491

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES R. BENSON, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 7th day of May, 1987.

Ellen B. Neal

NOTARY PUBLIC

My Commission Expires: 11/12/90

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

RECEIVED OF _____

FOR _____

BOOK 7233 PAGE 492

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

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 48.50-

6082A05/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24926

IDENTIFICATION REFERENCE

MAY 12 10 14 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80656