BOOK 7247 PAGE 195

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald J. & Brenda J. Bencsik (NAME) | Citizens & Southern Mortgage Company (NAME) | 141-11-0 A |
| 7549 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP CODE) | Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration DOLLARS

RODNEY DEAL and wife, CAROLYN ANN DEAL

have bargained and sold, and by these presents do transfer and convey unto the said RONALD J. BENCSIK and wife, BRENDA J. BENCSIK

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 329 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, pages 184 and 185, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Deal and wife, Carolyn Ann Deal by deed from Robert H. Harrison, Jr., unmarried of record in Book 6091, page 903, Register's Office for Davidson County, Tennessee.

MAY 26 11 58 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2.9460

This is unimproved ( ) improved (X) property, known as 7549 Rolling River Parkway (House Number) (Street)
Nashville, Tennessee 37221 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 22nd day of May, 19 87

Rodney Deal
RODNEY DEAL

Carolyn Ann Deal
CAROLYN ANN DEAL

BOOK 7247 PAGE 196

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 Rodney Deal and wife, Carolyn Ann Deal

the bargainors, 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 22nd day of May, 19 87.

My commission expires 4-17-88 Notary Public J. Rush Hicks

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 98,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Rush Hicks, Jr., Esq.

Sworn to and subscribed before me this 22nd day of May, 19 87.

My commission expires 3-11-90 Notary Public

This instrument was prepared by:

J. Rush Hicks, Jr., Esq., 1101 - 17th Avenue, South, Nashville, TN 37212

Name Address

WARRANTY DEED

FROM

RODNEY DEAL and wife,

CAROLYN ANN DEAL

TO

RONALD J. BENCSIK and wife,

BRENDA J. BENCSIK

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR BOOK 7247 PAGE 197

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 98500.00- | CAMT. |
| | | | 275.80 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 282.30- |
| 1272A | 05/26/87 | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29460

IDENTIFI REFERENCE

MAY 26 11 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85741