| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Edwin M. Bennett (NAME) | "owner" (NAME) | 91-15-384 |
| 5305 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | field book: 12W-00347 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | Lot 2:91-15-59 12W-00350 |

## WARRANTY DEED

For and in consideration of the sum of seventy-one thousand two hundred and no/100--- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

WE, Gregory M. Grana and wife, Janice T. Grana, the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Edwin M. Bennett

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

Being Lots Nos. 1 & 2 on the Plat of Sharman A. Boles Subdivision of record in Book 5190, page 740, Register's Office for said County.

Said Lot No. 1 fronts 64.90 feet on the southerly margin of Elkins Avenue and extends back 180.08 feet on the easterly line and 180.07 feet on the westerly line to an alley line in the rear, measuring 69.56 feet thereon.

Said Lot No. 2 fronts 50.00 feet on the southerly margin of Elkins Avenue and extends back 180.07 feet on the easterly line and 180.07 feet on the westerly line to an alley line in the rear, measuring 42.65 feet thereon.

Being all the same property conveyed to Gregory M. Grana and wife, Janice T. Grana by deed from Sharman A. Boles, unmarried, of record in Book 6121, page 766, said Register's Office.

This conveyance is made subject to 1987 property taxes, and to limitations shown on said plan of record in Book 5190, page 740, said Register's Office.

7.0 5 8.6.
IDENTIFICATION REFERENCE
OCT 1 3 42 PM '87
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) property, known as 5305 Elkins Avenue (House Number) (Street)
Nashville, TN 37209 (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 30th day of September, 1987.

Gregory M. Grana — Gregory M. Grana

Janice T. Grana — Janice T. Grana

BOOK 7368 PAGE 865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alisa A. Wilkins, a Notary Public in and for said County and State, the within named Gregory M. Grana and Janice T. Grana

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, this 30th day of September, 19 87.

My commission expires 9-11-1990 Notary Public Alisa A. Wilkins

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $ 71,200.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Edwin M Bennett

Sworn to and subscribed before me
this 30th day of September, 19 87

My commission expires 9-11-1990 Notary Public Alisa A. Wilkins

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM

Gregory M. Grana
and wife,
Janice T. Grana

TO

Edwin M. Bennett

Ticor Title Ins. Co.

#044 013926

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 7368 PAGE 866

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

71200.00- CAMT.
199.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 205.86-
8763A 10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7: 0 5 8: 6.

IDENTIFICATION REFERENCE

OCT 1 3 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22300