41

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Theodore F. Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: 11/20/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore F. Wagner (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	BM 7155
114 Bellevue Drive South (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	116-16-14
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles E. Benneyworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore F. Wagner and wife, Diane B. Wagner

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 the westerly part of Lot No. 11 on the map of Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, as of record in Book 421, page 67, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 100 feet on the northerly side of Bellevue Drive, South, and runs back between lines, 252 feet on the westerly side and 255 feet, more or less, on the easterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Charles E. Benneyworth by deed from Mark A. Smyth and wife, Debra G. Smyth, of record in Book 7002, page 762, Register's Office for Davidson County, Tennessee.

June M. Benneyworth, wife of Charles E. Benneyworth, joins in this conveyance for the express purpose of conveying any marital right which she may have in said property now or in the future.

unimproved ( )
This is improved (X) property, known as 114 Bellevue Drive South, Nashville, TN 37205
(House Number) (Street) (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 my hand this 5th day of August, 19 91

Charles E. Benneyworth
Charles E. Benneyworth

June M. Benneyworth

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 Charles E. Benneyworth, 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 Madison, Tennessee, this 5th day of August, 1991.

Commission expires 8/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

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 JUNE M. BENNEYWORTH, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 9-26-92

4 2 3 5 4.

TENNESSEE REAL ESTATE TRANSFER TAX

WARRANTY DEED

FROM
Charles E. Benneyworth

TO
Theodore F. Wagner and wife, Diane B. Wagner

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

Aug 27 1 39 PM '91

7390 08/27 0101 03CHECK 404.75

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8429 PAGE 333

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
			CAMT	
			107500.00	
			CON TX	397.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	404.75
			CHECK	404.75
08/27/91	01	13:42	0001	7390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42354

REGISTER'S OFFICE

Aug 27 1 39 PM '91

No. 453876