# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, JAMES E. ANGLIN and wife, RUTH E. ANGLIN, hereinafter called the Grantors, have this day bargained and sold and by these presents do hereby transfer and convey unto HELEN C. BENDER, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land, lying located and being in the Fifth (5th) Civil District, Davidson County, State of Tennessee, being the Southeast part of Tract 3 on the Plan of the Rucker Farm, as of record in Book 1424, page 138, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hickerson-Miller Engineers, dated August 25, 1959, as follows:

BEGINNING AT AN OLD RAILROAD SPIKE in the centerline of Mt. View Road, at the common corner of Tracts 3 and 6, being the corner also of the Harding and Felts property; thence along the centerline of Mt. View Road, N17 deg. 30' E 85.4 feet to an iron pin; thence N9 deg. 45' E 168.5 feet to an iron pin; which is approximately 0.7 of a mile Southerly from Murfreesboro Road; thence leaving Mt. View Road; N87 deg. W 1071 feet to a point in a fence line, in the line of Tract 2 on said Rucker lands; thence with the line between Tracts 2 and 3, S55 deg. 45' W 158 feet to a stake; thence S87 deg. W 109.9 feet to an angle iron and a fence corner; thence crossing Tract 3, S3 deg. 15' W 143.4 feet to a corner post, a corner of Tract 1 of the Rucker and Harding lands now owned by Akin; thence along an old established fence line, along Akin's line, S87 deg. 1264.5 feet East, to the point of beginning, containing 7 acres, more or less.

BEING THE SAME PROPERTY CONVEYED to JAMES E. ANGLIN and wife, RUTH E. ANGLIN, by Warranty Deed from Charles D. Overstreet and wife, Jean H. Overstreet, of record in Book 3280, page 477, Register's Office for Davidson County, Tennessee.

This is improved property known as 5755 Mt. View Road, Antioch, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, forever.

AND GRANTORS FURTHER COVENANT with Grantee, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. All applicable ad valorem real property taxes for the year 1993 are liens not yet due or payable, have been prorated between the parties as of the date of this conveyance with the grantors paying their prorata part thereof to the grantees who will have the responsibility for payment when due and payable.

2. All matters appearing on the plan of record in Plat Book 1424, page 138, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1788, page 476, Register's Office for Davidson County, Tennessee.

4. Easement for Mt. View Road which lies over and across the property described herein.

5. POSSESSION TO BE GRANTED ON OR BEFORE 12:00 A.M. MAY 14, 1993.

AND GRANTORS FURTHER COVENANT AND BIND THEMSELVES, their heirs and assigns, to warrant and forever defend the title to said property, to the Grantee, her heirs and assigns, against the lawful claims of all persons, whosoever.

WITNESS OUR HANDS, on this the 27 day of April, 1993.

James E. Anglin
JAMES E. ANGLIN

Ruth E. Anglin
RUTH E. ANGLIN

9356 05/05 0101 03CHECK 266.45

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STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. ANGLIN and wife, RUTH E. ANGLIN, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Franklin, Tennessee, this 27th day of April, 1993.

April 5, 1997
My Commission Expires:

Notary Public

SECRETARY NOTARY PUBLIC LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE WILLIAMSON COUNTY

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, which ever is greater, is $ 68,500.00 .

Helen C. Bender
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 27 day of April, 1993.

4/5/97
My Commission Expires:

Notary Public

NOTARY PUBLIC LARGE STATE OF TENNESSEE

SEND TAX STATEMENTS TO:

TEMPLE-INLAND MORTGAGE CORPORATION

P.O. Box 4874

Houston, Texas 77210-4874
93-1085

NEW OWNER(S):

HELEN C. BENDER

5755 MT. VIEW ROAD

ANTIOCH, TENNESSEE
Map/Parcel 05-164-00-11
Field Book 02DX06196

16253.

IDENTIFICATION REFERENCE

Mar 5 8 32 AM '93

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:
PATRICIA QUINN ROBERTSON, ATTY.
Williamson County Escrow & Title, Inc.
304 Public Square
Franklin, Tennessee 37064

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

RECEIVED OF _____

FOR _____

BOOK 8937 PAGE 836

| | | |
|---|---|---|
| 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 68500.00 |
| | | | | CON TX 253.45 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 266.45 |
| | | | | CHECK 266.45 |

05/05/93 01 08:30 0001 9356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.6.2 5 3.

IDENTIFICATION REFERENCE

MAY 5 8 32 AM '93

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 647487