# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV _____

STATE OF TENNESSEE )
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

_____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF November, 19 95.

_____ NOTARY PUBLIC

My Commission expires: ~~1-27-96~~

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 8/18/98

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 3143

Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| George E. Ward ~~xxxx~~ | New Owner | 131-3-78 |
| (NAME) | (NAME) | |
| 4106 Oriole Place | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tn 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

BOOK 9862 PG 785

**For and in Consideration** of the sum of $ 110,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I, Margaret S. Benson and joined by her spouse Laurence K. Benson, who joins herein to convey any and all right, title and interest in/to said property hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto George E. Ward ~~xxxxxxxxxxxxxxxxxx~~ as Joint Tenants with the right of survivorship and not as tenants in common hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being the westerly 150-feet of Lot No. 20 on the plan of Birdhaven as of record at Book 1130, page 30, Register's Office for said County, and described as follows:

Said part of said Lot No. 20 fronts 75-feet on the easterly margin of Oriole Place and extends back between parallel lines 150-feet to a dead line in the rear.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7857 , page 637 , said Register's Office.

**This conveyance is subject to** current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: The plan of record at Book 1130, page 30, said Register's Office and such restrictive covenants as are of record in Book 1165, page 562 etseq and sewer easement at Book 3893, page 154, said Register's Office.

This is improved ( X ) property, known as 4106 Oriole Pl., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** our hands this 15th day of November, 19 95.

Margaret S. Benson
Margaret S. Benson

Laurence K. Benson
Laurence K. Benson

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9562 PG 786

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Margaret S. Benson and husband, Laurence K. Benson _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of November, 19 95.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

95 NOV 17 AM 11:04
ELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0124053

9562 PG 786 01/17/95 03:01 03CHECK 416.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9862 PG 787

| | | | | | |
|---|---|---|---|---|---|
| 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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

11/17/95 01 11:04 0001 9559

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

012,053
IDENTIF. # REFERENCE

95 NOV 17 AM 11:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 978109