268

BOOK 9873 PG 728

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[Frances M. Dayton	[First American]	]
[1012 McMahan Avenue	[National Bank]	Map 061-110]
[Nashville, TN 37216	[First American Center]	Parcel 093.00]
[	[Nashville, TN 37237-]	]
[	[0209]	]
[This instrument prepared by: Robert J. Notestine III Attorney		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]

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 all of which are hereby acknowledged, I, Carolyn Duke Benson (hereinafter the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Frances M. Dayton (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of a resubdivision of Lots Nos. 11 to 17 inclusive in I.C. McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of McMahan Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Coy Henderson Duke and wife, Mary Lou Duke by Deed from H. A. Harrison and wife, Mary Ethel Harrison of record in Book 1218, Page 608, Register's Office for Davidson County, Tennessee.

The said Mary Lou Duke has since died on April 4, 1988 and upon her death, title was vested in Coy Henderson Duke as the sole surviving tenant by the entirety. The said Coy Henderson Duke has since died on November 27, 1991 and the interest in and to the property conveyed herein passed at the death of Coy Henderson Duke to Carolyn Duke Benson as his sole surviving heir. An Affidavit of Heirship is attached hereto describing said inheritance.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This instrument is being executed on behalf of Carolyn Duke Benson pursuant to a Power of Attorney executed by her and being filed for record simultaneously herewith.

Carolyn Duke Benson and Carolyn Benson are one and the same person.

This is improved property commonly known as 1012 McMahan Avenue, Nashville, Tennessee 37216.

95 NOV 30 PM 2:4
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

0127436
IDENTIF. & REFERENCE

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $52,000.00.]
[ ]
[**Affiant**]
[Subscribed and sworn to before me this
[29th day of November, 1995.
[
[**Notary Public**
[**My Commission Expires** Jan 24, 1999
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of November, 1995.

Carolyn Duke Benson
CAROLYN DUKE BENSON
BY: TREVA ROBINSON,
ATTORNEY IN FACT

3271 11/30 0101 03CHECK 201.40

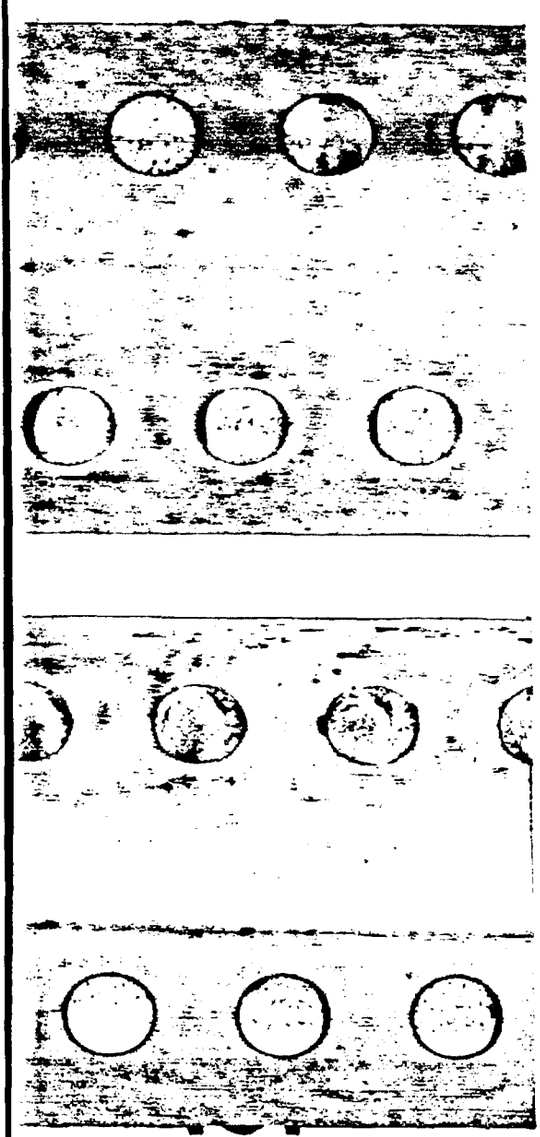
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **29th** day of **November**, 1995, before me personally appeared Treva Robinson, to me known to be the person who executed the foregoing instrument in behalf of Carolyn Duke Benson and acknowledged that she executed the same as the free act and deed of said Carolyn Duke Benson.

WITNESS my hand and official seal at Nashville **Tennessee, this 29th day of November, 1995.**

NOTARY PUBLIC

My Commission Expires: 1-24-1997



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

RECEIVED OF _____

FOR _____

BOOK 9873 PG 730

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

11/30/95 01 14:43 0001 3271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127436
IDENTIF. # REFERENCE

95 NOV 30 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981783