35

BOOK 10338 PG 172

WARRANTY DEED

File No: 00282018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter P. Roze	Owner	Field Book 24W 09340
[NAME]	[NAME]	
2529 Ashwood Avenue		Map 104-15-0
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212		Parcel 64.00
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Walter R. Bennyworth and wife, Dorothy B. Benneyworth

have this day bargained and sold, and do hereby transfer and convey unto the said Peter P. Roze, Unmarried and Jennifer D. Warner, Unmarried as joint tenants with the right of survivorship.

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater
COUNTY OF Williamson } for this transfer is $ 172,000.00

Subscribed and sworn to before me, this the 31ST day of JANUARY, 19 97

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 2529 Ashwood Avenue, Nashville, TN 37212
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31ST day of JANUARY, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter R. Benneyworth

Dorothy B. Benneyworth,

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Walter R. Bennyworth and wife, Dorothy B. Benneyworth

the within named 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 Williamson COUNTY, Tennessee, this 31ST day of JANUARY, 19 97.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

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

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

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

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Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 48 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 48 fronts 50 feet on the southerly margin of Ashwood Avenue, formerly West Ashwood Avenue, and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Walter R. Benneyworth and wife, Dorothy B. Benneyworth by Warranty Deed from Winnie L. McBride, unmarried, of record in Book 6068, page 128, Register's Office for Davidson County, Tennessee.

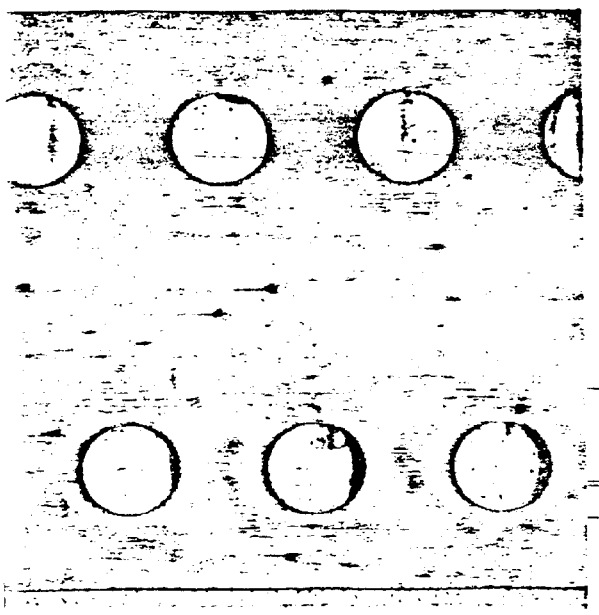
W.R.B.
DBB

0269667
IDENTIFICATION REFERENCE

97FEB-3 PM 3:06
DAVIDSON COUNTY, TN.

2668 02/03 0101 03CHECK 649.40

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

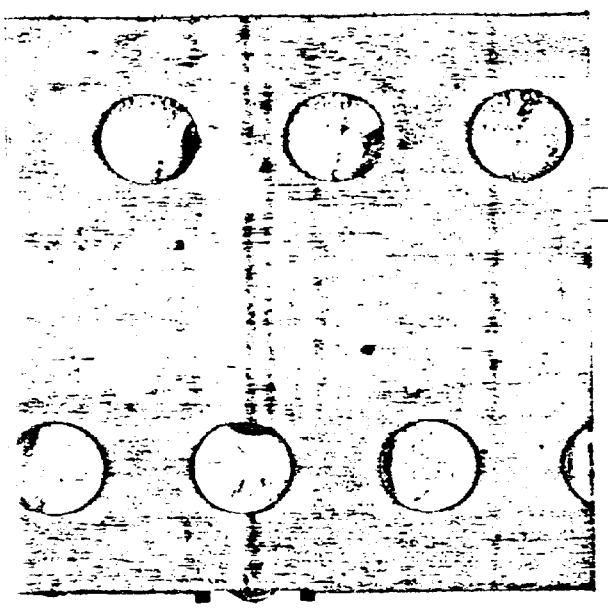
RECEIVED OF _____

FOR _____

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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 172000.00

CON TX 636.40

PRFEE 1.00

WDEED 12.00

TOTAL 649.40

CHECK 649.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2668

02269667

IDENTIFICATION REFERENCE

97 FEB -3 PM 3:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1113189