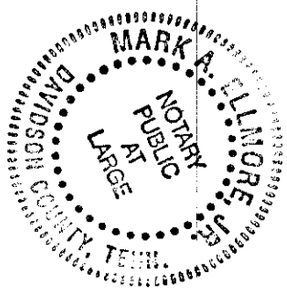
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,340,000.00

William H. Emery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Emery	SAME	51-7-103
(NAME)	(NAME)	51-8-80
4015 OLD HILLSBORO RD		
(ADDRESS)	(ADDRESS)	
FRANKLIN TN. 37064		
(CITY) (STATE) (ZIP)	(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,

James H. Benson and wife, Judy L. Benson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William H. Emery,

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:

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Parts of Lots 5 and 6 Charles U. Coggins & Sons First Addition to Montague of record in Book 4060, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James H. Benson and wife, Judy L. Benson by Warranty Deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 9860, Page 719, Register's Office for Davidson County, Tennessee.

TRACT II

A tract of land on the South side of Due West Avenue in Davidson County, Tennessee, being part of Lot 6 on the Map of Charles U. Coggins and Sons First Addition to Montague as of record in Book 547, Page 75, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a railroad spike in the Southwest corner of the Charles U. Coggins and Sons First Addition to Montague Resubdivision of Lots 5 and 6 as of record in Book 4060, Page 56, said Register's Office; thence North 64° 06' 17" West 30.09 feet to an iron rod in the Easterly right-of-way margin of the CSX Railroad; thence with said right-of-way North 21° 42' 25" East 199.68 feet to an iron rod in the South right-of-way margin of Due West Avenue; thence with said right-of-way South 84° 53' 00" East 45.93 feet to an iron rod; thence South 25° 53' 43" West 191.80 feet to a railroad spike; thence South 21° 42' 25" West 23.70 feet to the point of beginning, said tract containing 7470 square feet (0.17 +/- acres) more or less.

BEING part of the same property conveyed to James H. Benson and wife, Judy L. Benson by Warranty Deed from Douglas B. Kays of record in Book 9904, Page 66, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/16/04 10:48 2pgs
Fees:13.00 Taxes:4958.00
20040716-0085106

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 111 and 125 Due West Avenue, Madison, TN 37115
(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 14th day of July, 2004.

James H. Benson

Judy L. Benson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Benson and Judy L. Benson, the bargainors, 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 Nashville, Tennessee this 14th day of July, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

