THIS INSTRUMENT PREPARED BY JOHN M. LYNCH, ATTORNEY-AT-LAW
320 GALLATIN ROAD, MADISON, TENNESSEE

BOOK 4160 PAGE 943

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM P. DENTON ET UX (NAME:)	Lovell & Malone, Inc. (NAME:)	
208 Alta Loma Road (STREET ADDRESS OR ROUTE NUMBER)	Uptown Station-P.O.Box 2663 (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- **DOLLARS** cash in hand paid by the Grantees, William P. Denton and wife, Betty J. Denton, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration, the said Grantees assume and agree to pay the unpaid balance of a note payable to the order of Lovell & Malone, according to the terms of said note, and according to the terms and conditions of a Deed of Trust securing said note as of record in Book 3959, Page 123, Register's Office for Davidson County, Tennessee,

We, James Howard Kirby and wife, Jeanne R. Kirby ____ **have bargained and sold, and by these presents do transfer and convey unto the said** William P. Denton and wife, Betty J. Denton ____ their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

BEING Lot No. 4 on the Plan of Gregory's unrecorded Resubdivision of part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, of the Register's Office for said County, and described according to a copy of an unrecorded survey made by H. Gee, Surveyor, dated February 11, 1959, as follows:

BEGINNING at a point in the south margin of Alta Loma Road, 165 feet east of the east right of way line of the L. & N. Railroad; at the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 227 feet to a point which is 50 feet to a corner of Lot No. 5; thence with the line between Lots Nos. 4 and 5, northerly 226.4 feet to the south margin of Alta Loma Road; thence with the margin of the same, westerly 55 feet to the point of beginning.

BEING the same property conveyed to James Howard Kirby and wife, Jeanne R. Kirby by deed from Johnny Lee Hinkle and wife, Lydia D. Hinkle, of record in Book 3990, Page 13, Register's Office for said County.

DOCUMENTARY 55 CENTS 55

This is unimproved ( ) improved (X) property, known as 208 Alta Loma Road, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William P. Denton and wife, Betty J. Denton ____ their **heirs and assigns, forever.**

And we **do covenant with the said** William P. Denton and wife, Betty J. Denton **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.**

And we, James Howard Kirby and wife, Jeanne R. Kirby **do further covenant and bind** ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William P. Denton and wife, Betty J. Denton their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 11th **day of** August **19** 67

William P. Denton

Betty J. Denton

James Howard Kirby

Jeanne R. Kirby

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Howard Kirby and wife, Jeanne R. Kirby, and William P. Denton and wife, Betty J. Denton

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 11th day of August 1967

Commission expires 4-30-68

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES HOWARD KIRBY and wife,
JEANNE R. KIRBY

TO
WILLIAM P. DENTON and wife
BETTY J. DENTON

208 Cecil Lane Rd
Madison, Tenn.

83716

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 2 33 PM '67
NOTED: BOOK 117 PAGE 112
RECORDING FEE 8.00
DEP. REG. 1.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 1.50

AUG 11 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 11 1967