BOOK 4285 PAGE 757

THIS INSTRUMENT WAS PREPARED BY:
PERCY GILLIAM JR., ATTORNEY
638 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Homer Denning	United Mortgagee Servicing Corp.	11D 57975
(NAME)	(NAME)	
216 Wiley Street	3200 Pacific Avenue	Map 43 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee	Virginia Beach, Virginia 23451	Par 44
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)----------

----------*DOLLARS*

and other valuable consideration, the receipt of which is hereby acknowledged, E. C. CHANCE and wife, MALINDA E. CHANCE

----------*have bargained and sold, and by these presents do transfer and convey unto the said* JAMES HOMER DENNING and wife, BARBARA J. DENNING, their

----------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Lot No. 45, Block A on the Map of Overlook Estates, As of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 50 feet on the south side of Wiley Street and extends back between parallel lines, 135 feet to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to E. C. Chance and wife, Malinda E. Chance by deed which is being placed of record with this instrument.

unimproved ( )
This is improved ( ) property, known as 216 Wiley Street, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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.*

And we, the grantors,

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.*

Witness our *hand* s *this* 9 th *day of* November, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. C. Chance

Malinda E. Chance

mm

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B. B. Sloan, a Notary Public in and for said County and State, E. C. Chance and wife, Malinda E. Chance

the within named bargainorS, 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 9th day of November, 1968.

B. B. Sloan Notary Public

Commission expires January 26, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he 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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,500.00.

James Homer Denning
Affiant

Subscribed and sworn to before me, this the 11th day of November, 1968.

Notary Public

My Commission Expires: 1-13-69

NOV12'68	CONV	*8,500.00				
NOV12'68	S'TAX		B*	22.10		
NOV12'68	PR'FEE		B*	.50		
NOV12'68	W'DEED		B*	3.00	*	25.60

WARRANTY DEED

FROM

E. C. CHANCE ET UX

TO

JAMES HOMER DENNING ET UX

A20341

IDENTIF. REFERENCE

NOV 12 2 45 PM '68

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee

Row 1
Box 8

ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201