WARRANTY DEED

BOOK 4305 PAGE 496

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME:	(NAME:	Map 115-2 Par. 53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Three Hundred Sixty-Six and 57/100 ---------- ($19,366.57) ---------- Dollars, of which $3,500.00 has been paid in cash by Joe Cimino and wife, Janice Sweatt Cimino, the receipt of which is hereby acknowledged, and for the remainder the said Joe Cimino and wife, Janice Sweatt Cimino, have assumed and agree to pay the unpaid balance of $15,866.57 of an indebtedness in the original amount of $16,300.00 secured by deed of trust of record in Book 4075, page 72, Register's Office for Davidson County, Tennessee.

We, G. Frederick Denton and wife, Phyllis H. Denton,

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe Cimino and wife, Janice Sweatt Cimino, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 345 on the Plan of Brook Meade Subdivision, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for said County.
Said Lot No. 345 fronts 114 feet on the southerly margin of Belton Drive, and extends back between lines 391.5 feet on the easterly side and 390.6 feet on the westerly side, to a dead line in the rear measuring 113.1 feet thereon.
Being the same real property conveyed to G. Frederick Denton and wife, Phyllis H. Denton, by deed from Everette L. Carroll and wife, Lucy M. Carroll, of record in Book 4075, page 71, Register's Office for said County.

This conveyance is made subject to Restrictive Covenants of record in Book 2436, page 553, 10-foot easement for public utilities along the rear line of the premises, and a 125-foot building setback line from Belton Drive, as recorded in Plan Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the 7 day of

Joseph A. Cimino
Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

This is { unimproved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)
{ improved }

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joe Cimino and wife, Janice Sweatt Cimino, their (successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Joe Cimino and wife, Janice Sweatt Cimino, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 28th day of Jan., 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

G. Frederick Denton
Phyllis H. Denton

This instrument was prepared by:
Phillip Saindon of the law firm
of Pedigo and Saindon
Stahlman Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* G. Frederick Denton and wife, Phyllis H. Denton,

the within named bargainor....., *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 Nashville, *Tennessee, this* .....*day of*....., *19* 69.

.....*Notary Public*

Commission expires My Commission Expires April 21, 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.....

JAN29S	CONV	19,366.97			
JAN29S	S'TAX		B*	50.44	
JAN29S	PR'FEE		B*	.50	
JAN29S	W'DEED		B*	3.00	* 53.94

WARRANTY DEED

FROM

G. Frederick Denton et ux

TO

Joe Cimino and wife, Janice

A 28422

IDENTIF. REFERENCE

JAN 29 10 02 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE