This Form furnished by Attorneys Title Company, Inc.

BOOK 4586 PAGE 169

Form No. WD-2

FROM

James E. Denton and wife,

Annie C. Denton

TO

James V. Utley, unmarried

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Utley (NAME)	Fidelity Federal Savings and Loan Assoc. (NAME)	
3237 Crowe Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	Map 80-B Pcl. 38
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 23 2 20 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 13,072.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 1972.

Notary Public

MY COMMISSION EXPIRES: 14 Feb 73

(AFFIX SEAL)

B 5302 0

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James E. Denton and wife, Annie C. Denton, to Vaden Lackey, Jr., Trustee, of record in Book 4387, page 211, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more complete description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee,

We, James E. Denton and wife, Annie C. Denton

have bargained and sold, and by these presents do transfer and convey unto the said

James V. Utley, unmarried

his 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. 326 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 326 fronts 55 feet on the westerly side of Crowe Drive and extends back 151.34 feet on the northerly line and 140 feet on the southerly line to a dead line which measures 56.16 feet.

Being the same property conveyed to James E. Denton and wife, Annie C. Denton, by deed from Otho Jerry Morrow and wife, Ruth T. Morrow, of record in Book 4387, page 209, Register's Office for Davidson County, Tenenssee.

This conveyance is made subject to restrictive covenants of record in Book 3465, page 403, said Register's Office, and the Plan of record in Book 3300, page 91, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

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This is (unimproved ( ) improved (X)) property, known as 3237 Crowe Drive (House Number) (Street) Nashville, Tennessee 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 James V. Utley, unmarried his heirs and assigns, forever.

And we do covenant with the said James V. Utley, unmarried 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, except as set out herein and taxes for 1972 which have been assumed by the said grantee.

And We, James E. Denton and wife, Annie C. Denton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James V. Utley, unmarried his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16th day of March, 19 72

James E. Denton

Annie C. Denton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Denton and wife, Annie C. 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 Nashville, Tennessee, this 16th day of March, 19 72

James L. Patterson, Notary Public.

Commission expires 14 Feb 73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAR23'72 CONV 13,072.58
MAR23'72 S TAX A* 38.08
MAR23'72 RFEE A* .50
MAR23'72 W'DEED A* 4.00 * 38.56

Before me, ... 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 .....