BOOK 4736 PAGE 262 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1973.

Notary Public

MY COMMISSION EXPIRES: March 27, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. SPANN, ATTY., 325 Plus Park Blvd., Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT M. DENTON (NAME)	ROBERT M. DENTON (NAME)	Map 120-9
3421 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	3421 McGavock Pike (STREET ADDRESS)	Pcl. 127
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	

FOR AND IN 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, CLYDE M. REAGAN and wife, DORA S. REAGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. DENTON and wife, DONNA J. DENTON

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:

Being Lot No. 46 on the Plan of Seven Oaks, Section 3, as of record in Book 2083, Page 78, Register's Office of said County.

Said Lot No. 46 fronts 135 feet on the westerly side of McGavock Pike and extends back 315.5 feet on the northerly line and 327.2 feet on the southerly line to the easterly right-of-way of N. C. & St. L. Railroad, measuring 135 feet thereon.

Being the same property conveyed to Clyde M. Reagan and wife, Dora S. Reagan, by Deed from William E. Batey and Robert D. Short, Jr., of record in Book 2483, Page 13, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rear of premises, 40-foot building setback line from McGavock Pike and conditions of owners certificate, as shown on Plan in Book 2083, Page 78, Register's Office for said County, and restrictive covenant contained in an instrument executed by Russell Campbell, et al, of record in Book 1788, Page 349, said Register's Office, and restrictive covenants contained in an instrument executed by J. R. Coarsey, Trustee, of record in Book 2087, Page 183, said Register's Office. By instrument of record in Book 2482, Page 16, said Register's Office, the setback line was changed from 40 feet to 31 feet.

This is { unimproved ( ) improved ( ) } property, known as 3421 McGavock Pike, Nashville, Tennessee 37217
(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 hand this 27th day of July, 1973

Dora S. Reagan
DORA S. REAGAN

Clyde M. Reagan
CLYDE M. REAGAN

STATE OF TENNESSEE
Davidson County

BOOK 4736 PAGE 263

Personally appeared before me, GEORGE W. TAYLOR JR., a Notary Public in and for said County and State, the within named CLYDE M. REAGAN and wife, DORA S. REAGAN

the 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 HATTIESBURG, Mississippi this 27th day of July 1973.

Commission expires My Commission Expires May 15, 1976

George W. Taylor Jr.
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

061058-1

WARRANTY DEED

FROM

CLYDE M. REAGAN and wife

DORA S. REAGAN

TO

ROBERT M. DENTON and wife,

DONNA J. DENTON

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C T 5 1 2 6

IDENTIF. REFERENCE

AUG 10 3 20 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

AUG 10 73	CONV	27,500.00			
AUG 10 73 S'TAX			A*	71.50	
AUG 10 73 PR'FEE			A*	.50	
AUG 10 73	W'DEED		A*	4.00	* 76.00