BOOK 4781 PAGE 898

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan C. Denton, Jr. (NAME)	Fidelity Federal Savings and Loan Association (NAME)	12D-41100
1228 Westchester Dr. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND SIX HUNDRED FORTY-TWO AND NO/100 DOLLARS ($20,642.00) payable FIVE THOUSAND SIXTEEN AND 57/100 *Dollars,* ($5,016.57) cash, the receipt of which is hereby acknowledged by Grantor and the assumption by Grantees of the balance due in the amount of FIFTEEN THOUSAND SIX HUNDRED TWENTY-FIVE AND 43/100 ($15,625.43) on a promissory note from Arthur Raymond Bamman to Fidelity Federal Savings and Loan Association dated June 17, 1971 in the original principal amount of SIXTEEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($16,200.00) and secured by a Deed of Trust of even date therewith from the said Arthur Raymond Bamman to Vaden Lackey, Jr., Trustee, recorded in Book 4512, Page 765, Register's Office of Davidson County, Tennessee, I, Arthur Raymond Bamman, a single person, *have this day bargained and sold, and do hereby transfer and convey unto the said* Dan C. Denton, Jr. and wife, Sherry Lynn Denton, their

~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 167 on the Plan of Bellshire Estates, Section 6, as of record in Book 2133, page 129, Register's Office for Davidson County, Tennessee.
Beginning at a point in the westerly margin of Westchester Drive, at the corner of Lots Nos. 167 and 168; thence with the line between said lots, westerly 197 feet to a point; thence South 10° 34' West 213.3 feet to the North margin of Bellshire Drive; thence with the margin of the same, easterly 172 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the west margin of Westchester Drive; thence with the margin of the same, northerly 188 feet to the point of beginning.

Being the same property conveyed to Arthur Raymond Bamman, by deed from Dennis M. Parries and wife, Vivian B. Parries, of record in Book 4512, page 763, 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 $ 20,642.00

Subscribed and sworn to before me, this the 19th day of June 1974

Affiant Dan C Denton

My commission expires: Jan 31 1976 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 1228 Westchester Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dan C. Denton, Jr. and wife, Sherry Lynn Denton, their ~~successors~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except by the aforesaid Deed of Trust.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dan C. Denton, Jr. and wife, Sherry Lynn Denton, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19th *day of* January 19 74

Arthur Raymond Bamman

This instrument prepared by
[illegible], Atty.
[illegible] Law Center

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Arthur Raymond Bamman, a single person,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee *this* 19th *day of* January, *19* 74

Robert B. Beck
Notary Public

ROBERT B. BECK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan 31, 1976

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 .....

JAN21 74 CONV 20,642.00
JAN21 74 S'TAX A* 53.56
JAN21 74 PR'FEE A* .50
JAN21 74 W'DEED A* 4.00 * 58.06

WARRANTY DEED

FROM
Arthur Raymond Bamman
TO
Dan C. Denton, Jr.

C 3 9 0 6 3

IDENTIF. REFERENCE

JAN 21 8 01 AM '74

FELIX Z. [illegible] 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