BOOK 4806 PAGE 778 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Ronald Elton Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF April 19 74

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 STahlman Building Nashville, TEnnessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Elton Denton, Sr. et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	G O 4766
301 GAtes Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	Map 34-5
Goodlettsville, TEnnessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 9

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, Clifford J. Morgan and wife, Mary Jane Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Elton Denton, Sr. and wife, Rosemary L. 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:

Land in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of Gatewood Section 1, as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County.

SAID LOT No. 22 is described as follows: BEGINNING at a point in the westerly margin of Gates Road, at the corner of Lots NOs. 22 and 23; thence with the line between said lots, westerly 188.3 feet to a point; thence northerly 121 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of same, easterly 162.2 feet to the beginning of a curve, which has a radius of 25 feet, southeasterly 37.5 feet to a point in the westerly margin of Gates Road; thence with the margin of the same, southerly 87.6 feet to the point of the beginning. INCLUDED but EXCLUDED from this conveyance is a 15-foot by 132-foot strip of land in the northwesterly portion of said lot, bordering on Alta Loma Road, which was conveyed to the State of Tennessee by warranty deed of record in Book 4046, page 586, said Rqgister's Office.

BEING part of the same properry conveyed to Clifford J. Morgan and wife, Mary Jane Morgan, by deed from Fieldcrest, Inc., of record in Book 3614, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3370, page 121, and Book 3398, page 438, said Regsiter's Office; easements and setback lines, as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 301 Gates Road, Goodlettsville, TEnnessee 37172
(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. Whorever 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 our hand s this 12th day of April, 19 74

Clifford J. Morgan

Mary Jane Morgan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford J. Morgan and wife, Mary Jane Morgan

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 Nashville, Tennessee, this 12th day of April 19 74

Commission expires 11/8/75

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

file in box # 4

WARRANTY DEED

FROM
CLIFFORD J. MORGAN ET UX

TO
RONALD ELTON DENTON, SR.

C 5 0 3 6 9

IDENTIF. REFERENCE

APR 17 11 16 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 17	CONV	23,000.00				
APR 17	S'TAX		A*	59.80		
APR 17	PR'FEE		A*	.50		
APR 17	W'DEED		A*	4.00	*	64.30