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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,300.00

Larry J. Denning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 19 74.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. Denning (NAME)	National Mortgage Corporation (NAME)	15DA-49690
2437 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map. 83-12
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par. 113

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, KELTON D. HERSTON and wife, SHIRLEY ANN HERSTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY J. DENNING and wife, NANCY T. DENNING

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 Lot No. 202 on the plan of Eastland Acres, Section Four, of record in Plan Book 2331, page 94, Register's Office for said County.

SAID Lot No. 202 fronts 165 feet on the easterly margin of Eastland Avenue and extends back 201.7 feet on the northerly line and 209.5 feet on the southerly line to a dead line, which is a broken line in the rear, measuring 165.65 feet thereon.

BEING the same property conveyed to Kelton D. Herston and wife, Shirley Ann Herston by deed from Floyd Robinson and wife, Joyce Robinson of record in Book 3572, page 181, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

unimproved ( )
This is improved XXX property, known as 2437 Eastland Avenue, Nashville, Tennessee, 37206
(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 our hand s this 19th day of April, 19 74

Kelton D. Herston

Shirley Ann Herston

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 Kelton D. Herston and wife, Shirley Ann Herston

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 19th day of April 1974

Commission expires 2-5-77

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

WARRANTY DEED

FROM

KELTON D. HERSTON, et ux

TO

LARRY J. DENNING, et ux

C50995

IDENTIFICATION REFERENCE

APR 22 3 42 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

APR 22 74	CONV	44,300.00			
APR 22 74	S'TAX		A*	115.18	
APR 22 74	PR'FEE		A*	.50	
APR 22 74	W'DEED		A*	4.00	* 119.68

Attorneys Title Company
Titles Guaranteed

Box 8 NASHVILLE, TENN. cb

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201