BOOK 4878 PAGE 505

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IDENTIF. REFERENCE

DEC 31 2 01 PM '74

FELIX Z. WELSCH II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

+ Ronald D. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 1974

Notary Public

MY COMMISSION EXPIRES: Oct 22, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN, HARRIS & DICKINS, 807 American Trust Building, Nashville, Tenn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald D. Denton (NAME) | Same (NAME) | 83-10-79 |
| 400 Avondale Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 23W 17100 |
| Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP) | (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, W. HUGH MALONE and wife, GLADYS MALONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. DENTON and wife, DEBROAH JEAN 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 Lot No. 130 and the southerly 1/2 of Lot No. 131 on the Map of McEwen Place, as of record in Plan Book 332, page 133, Register's Office for said County.

SAID Lot No. 130 and part of Lot No. 131 front together 45 feet on the westerly side of Avondale Drive and extend back between parallel lines with the northerly margin of Ordway Place 128 feet to an alley.

BEING the same property conveyed to W. Hugh Malone and wife, Gladys Malone, by deed from Robert F. Carter and wife, Julia Alice Carter, of record in Book 971, page 476 Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| DEC 31 ⇄ | CONV | 17,000.00 | | | |
| DEC 31 ⇄ | S'TAX | | A* | 44.20 | |
| DEC 31 ⇄ | PR'FEE | | A* | .50 | |
| DEC 31 ⇄ | W'DEED | | A* | 4.00 | * 48.70 |

This is unimproved ( ) improved (X) property, known as 400 Avondale Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 28th day of December, 1974

x W. Hugh Malone x Gladys Malone

W. Hugh Malone Gladys Malone

STATE OF TENNESSEE
Davidson County

BOOK 4878 PAGE 506

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Hugh Malone, and wife, Gladys Malone

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 28th day of December 19 74

Commission expires Oct 22, 1978

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

W. HUGH MALONE, and wife

GLADYS MALONE

TO

RONALD D. DENTON, and wife

DEBORAH JEAN DENTON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Box 9