FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Sammy Denney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 19 75.

Notary Public

MY COMMISSION EXPIRES: 2/19/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Buiding, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carl E. Basham, et ux (NAME) | Murphree Mortgage Company (NAME) | 15D-36355 |
| 2000 Riverwood Dr (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue, North (STREET ADDRESS) | MAP 73-1 |
| Nashville Tenn (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | PAR. 68 |

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, Sammy Denney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Basham and wife, Deborah Ann Basham,

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. 15 of Block "A" on the Map of Happy Valley Subdivision, not of record, and described according to a copy of a survey by Z. J. Wilkinson, Surveyor, 9/2/1945, as follows: BEGINNING at a point in the southerly margin of Williams Ferry Road, the corner of Lots Nos. 15 and 16; thence with the line between said lots, southerly 170.5 feet to the corner of said lots and of Lots Nos. 34 and 35; thence with the line between Lots Nos. 15 and 34, westerly 75 feet to the corner of said lots and of Lots Nos. 14 and 33; thence with the line between Lots Nos. 14 and 15, northerly 168.5 feet to the south margin of Williams Ferry Road; thence with the margin of the same easterly 75 feet to the point of beginning.
BEING the same property conveyed Sammy Denney and wife, Virginia B. Denney, by deed from Warren R. Smith, et ux, of record in Book 4457, Page 42, Register's Office Davidson County, Tennessee.

THIS property is conveyed subject to an outstanding deed of trust with Murphree Mortgage Company, in the original amount of $13,500.00, payable in monthly installments of $103.82, Loan No. VA-176144, of record in Book 4457, Page 44, Register's Office Davidson County, Tennessee.

THIS property is conveyed subject to easements made to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage.

**Being the same property vested in Sammy Denney by divorce decree Rule _____, _____ Circuit Court, Davidson County, Tennessee.**

unimproved ( )
This is improved (XX) property, known as 2000 Riverwood Drive, Nashville, Tennessee 37216
(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 May, 19 75.

Sammy Denney
SAMMY DENNEY

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 Sammy Denney

the 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 Goodlettsville, Tennessee, this 19th day of May, 19 75

Commission expires 2/19/78

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 Sammy Denney, et ux

TO Carl E. Basham, et ux

C 98907

IDENTIF. REFERENCE

MAY 19 11 56 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAY 19 75 | CONV | 13,500.00 | | | |
| MAY 19 75 | S'TAX | | A* | 35.10 | |
| MAY 19 75 | PR'TEE | | A* | .50 | |
| MAY 19 75 | W'DEED | | A* | 4.00 | * 39.60 |