BOOK 4929 PAGE 616

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jimmy H. Claunch, et ux	Noel Palmer Mortgage Co., Inc.	
(NAME)	(NAME)	
2302 Shadow Lane	404 James Robertson Parkw	73-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117 Pt
Nashville, Tn. 37216	Nashville, Tn. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Jimmy H. Claunch and wife, Sylvia R. Claunch, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $14,650.00, secured by a deed of trust to William N. Dearborn, Trustee, of record in Book 4725, page 3, Register's Office for Davidson County, Tennessee.

We, Donald R. Denning and wife, Deborah P. Denning,
have bargained and sold, and by these presents do transfer and convey unto the said
Jimmy H. Claunch and wife, Sylvia R. Claunch,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the Plan of Riverwood Heights Subdivision, of record in Book 1835, page 42, said Register's Office for said County.

Beginning at a point in the south margin of Shadow Lane at the corner of Lots Nos. 28 and 29; thence with the line between said lots southerly 144.5 feet to the north line of Lot No. 30; thence with the line between lots 28 and 30; eastwardly 75 feet to the corner of Lots Nos. 27 and 28; thence with the line between said lots northwardly 150 feet to the south margin of Shadow Lane; thence with the margin of the same westwardly 75 feet to the point of beginning.

Being the same property conveyed to Donald R. Denning and wife, Deborah P. Denning by deed from Charles Kent Finnell and wife, of record in Book 4725, page 1, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2302 Shadow Lane (House Number) (Street)
Nashville, Tn. 37216 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 3rd day of July, 1975.

X Donald R. Denning
Donald R. Denning

X Deborah P. Denning
Deborah P. Denning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Denning and wife, Deborah P. Denning.

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, this 3rd day of July, 1975.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,452.80
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jimmy H. Claunch

Sworn to and subscribed before me
this 3rd day of July, 1975.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC.
Name P. O. BOX 17427 Address
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

JUL-7 75 CONV 17,452.80
JUL-7 75 S'TAX A* 45.50
JUL-7 75 PR'FEE A* .50
JUL-7 75 W'DEED A* 4.00 * 50.00

WARRANTY DEED

FROM Donald R. Denning, et ux

TO Jimmy H. Claunch, et ux

D 05733

IDENTIF. REFERENCE

JUL 7 1 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.