FORM NO. WD-1

BOOK 4997 PAGE 368

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 76.

Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M. Denes, et ux (NAME)	SAME (NAME)	129-1
505 Saxon Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 10
Nashville, Tennessee-37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8D-72565

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, CHARLES L. OVERBY and wife, ANDREA G. OVERBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD M. DENES and wife, SUSAN M.. DENES

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. 955 on the Plan of West Meade Farms, Inc., Section XV, as of record in Book 2663, pages 54 and 55, Register's Office for said County, described as follows:
BEGINNING at a point in the northwesterly terminus of Saxon Court, at the corner of Lots Nos. 953 and 955; thence with the line between said lots, northwesterly 555 feet to a concrete monument; thence southwesterly 197.6 feet to a concrete monument at the corner of Lot No. 960; thence with the line between Lots Nos. 955 and 960, southeasterly 385.4 feet to a corner of Lot No. 959; thence with the line between Lots Nos. 955 and 959, southeasterly 267.9 feet to a corner of Lot No. 957; thence with the line between Lots Nos. 955 and 957, northeasterly 157.1 feet to the margin of Saxon Court; thence with the margin of the same, northerly around a slight curve, 87.6 feet to the point of beginning.
BEING the same property conveyed to Charles L. Overby and wife, Andrea G. Overby, by deed from Margaret George Walker, of record in Book 4808, page 122, Register's Office for DavidsonCounty, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Hamilton Mortgage Corporation, of record in Book 4808, page 124, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 2794, page 611, and Plan of record in Book 2663, pages 54 and 55, Register's Office for Davidson County, Tennessee.
SUBJECT to 1976 taxes, which Grantees assume and have been prorated this date.

unimproved ( )
This is improved (X) property, known as 505 Saxon Court, Nashville, Tennessee - 37205
(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 16th day of February, 19 76

Charles L. Overby — Andrea G. Overby

By: M. Taylor Harris, Jr. Attorney in Fact — By: M. Taylor Harris, Jr. Attorney in Fact

Acting as attorney in fact by instrument which is being recorded simultaneously with this deed

Book 1397 PAGE 369

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of February, 1976, before me personally appeared M. Taylor Harris, Jr., to me known to be the person who executed the foregoing instrument in behalf of Charles L. Overby and wife, Andrea G. Overby, and acknowledged that he executed the same as the free act and deed of the said Charles L. Overby and wife, Andrea G. Overby.

Witness my hand and official seal.

Betty G. Edwards
Notary Public

My Commission Expires: 8-15-79

and _____ (they) 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

MGC:jc

WARRANTY DEED

FROM

CHARLES L. OVERBY, ET UX

TO

RONALD M. DENES, ET UX

D 36340

IDENTIF. REFERENCE

FEB 17 2 34 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB17'76	CONV	49,500.00			
FEB17'76	S'TAX		B*	128.70	
FEB17'76	PR'FEE		B*	.50	
FEB17'76	W'DEED		B*	4.00	* 133.20