BOOK 5009 PAGE 777

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1976

Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(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
Donald S. Denbo, et ux (NAME)	SAME (NAME)	145-3
1210 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 5
Nashville, Tennessee-37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA-37813

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, RICHARD A. MATLOCK and wife, RACHEL P. MATLOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD S. DENBO and wife, JACQUELYN L. DENBO

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. 19 on the Plan of Harpeth Acres, Section II, as of record in Book 1835, page 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 177.0 feet on the northerly margin of Tyne Boulevard and extends back between parallel lines 247.0 feet to a dead line in the rear.

BEING all the same property conveyed to Richard A. Matlock and wife, Rachel P. Matlock by deed from Sam L. Felts, Jr. and wife, Jamie Knox Burnett Felts, of record in Book 4804, page 927, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 1972, page 259, and limitations contained on the Plan of Record in Book 1835, page 57, all in the Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes which Granteesassume and have been prorated this date.

This is unimproved ( ) improved (XX) property, known as 1210 Tyne Boulevard, Nashville, Tennessee - 37215
(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 29th day of March, 19 76

Richard A. Matlock

Rachel P. Matlock

STATE OF TENNESSEE
Davidson County

BOOK 5009 PAGE 778

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Matlock and wife, Rachel P. Matlock

the bargainor S, 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 29th day of March 19 76

Commission expires 5-29-77

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

MGGjr

WARRANTY DEED

FROM

RICHARD A. MATLOCK, ET UX

TO

DONALD S. DENOB, ET UX

JACQUELYN L. DENBO

D 42173

IDENTIF. REFERENCE

MAR 29 3 17 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

MAR29'76	CONV	54,500.00			
MAR29'76	S'TAX		B*	141.70	
MAR29'76	PR'FEE		B*	.50	
MAR29'76	W'DEED		B*	4.00	* 146.20