BOOK 5013 PAGE 511

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00 Michael J. Dubois Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 19 76

Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Dubois, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	15D36365
2004 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	73-1
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	66

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, George R. Denton et ux Nancy R. Denton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Dubois, Jr.

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. 17 on the Plan of Happy Valley, Section "A", not of record, and described as follows: Beginning at a point in the southerly margin of Williams Ferry Road, now Riverwood Drive, at the corner of Lots No. 17 and 18; thence southerly with the line between said lots, 174.5 feet to the corner of Lots No. 36 and 37; thence with the line between Lots 17 and 36, westerly 75 feet to the corner of said lots and of Lots 16 and 35; thence northerly along the line between Lots 16 and 17, 172.5 feet to the southerly margin of Williams Ferry Road, now Riverwood Drive; thence easterly along the margin of said Road, 75 feet to the beginning.

BEING the same property conveyed to George Ronald Denton et ux Nancy R. Denton by deed from Creekmore Construction Company, Inc. of record in Book 4624, Page 842, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 2004 Riverwood Drive (House Number) (Street) Nashville, Tennessee 37216 (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 7TH day of APRIL, 19 76

George R. Denton George R. Denton

Nancy R. Denton Nancy R. Denton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George R. Denton et ux Nancy R. Denton

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 7TH day of APRIL 1976

Commission expires 1-29-79

Carlene Mills
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

D 43766

WARRANTY DEED

FROM
George R. Denton

TO
Michael J. Dubois, Jr.

IDENTIF. REFERENCE

APR 8 9 50 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Jule Box #12

APR-8[illegible]	CONV	24,500.00			
APR-8[illegible] S'TAX			B*	63.70	
APR-8[illegible] PR'FEE			B*	.50	
APR-8[illegible]	W'DEED		B*	4.00	* 68.20