This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5064 PAGE 715

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. William Denny et al	Lomas & Nettleton Company	MAP - 117 - 15
800 Caldwell Lane ~~1710 - 1712 Hillmont Dr~~	(NAME) 3200 Pacific Avenue	Parcel - 29
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) Virginia Beach, Va.	160A-22675
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by J. William Denny and June R. Denny and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said J. William Denny and June R. Denny, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $18,600.00, secured by deed of trust in Book 4565, page 43, Register's Office for Davidson County, Tennessee.

We, Patrick A. Gould and George V. Hearn, Co-Partners

have this day bargained and sold, and do hereby transfer and convey unto the said J. William Denny and June R. Denny

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map showing Hillmont Subdivision, as of record in Book 1424, page 37, Register's Office for said County. Said Lot No. 19 fronts 65 feet on the easterly side of Hillmont Drive and runs back between lines 191.5 feet on the northerly line and 152.1 feet on the southerly line, to a dead line in the rear on which it measures 160.7 feet.

Being the same property conveyed to Patrick A. Gould and George V. Hearn, Co-partners by deed from Joan S. Schatten, unmarried, recorded in Book 4958, page 996, Register's Office for said County.

This conveyance is subject to an owner's certificate, certain setback lines and easements on Plan of record in Book 1424, page 37, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,250.00

Subscribed and sworn to before me, this the 1st day of Sept 19 76

My commission expires: 4/21/80 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 1710- 1712 Hillmont Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. William Denny and June R. Denny

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except Taxes for 1976 which are prorated and assumed by the purchasers, and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. William Denny and June R. Denny

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hand s this 1st day of Sept., 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George V. Hearn

Patrick A. Gould

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey a Notary Public in and for said County and State, Patrick A. Gould and George V. Hearn, Co-Partners

the within named 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 1st day of Sept, 19 76

Commission expires 4/21/80

Mary Ensey

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... ....of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 2984

WARRANTY DEED

FROM
Patrick A. Gould et al
TO
J. William Denny et al

D 6 6 1 0 7

IDENTIF. REFERENCE

SEP 2 9 08 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

SEP-2 76	CONV	37,250.00			
SEP-2 76	S'TAX		B*	96.72	
SEP-2 76	PR'FEE		B*	.50	
SEP-2 76	W'DEED		B*	4.00	* 101.22