THIS INSTRUMENT PREPARED BY:

BOOK 5073 PAGE 833

DAVID E. SILBERT
ATTORNEY-NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL, NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-1-83	Mr/Mrs James O. Denton	Mortgage Corp. of the South P. O.Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 86827
8DA-25432	705 Park Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP 30 76	CONV	26,900.00			
SEP 30 76	S'TAX		B*	69.94	
SEP 30 76	TR'FEE		B*	.50	
SEP 30 76	W'DEED		B*	4.00	* 74.44

HAROLD F. MORRIS, d/b/a
MORRIS DEVELOPMENT COMPANY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES O. DENTON and wife, BARBARA J. DENTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of the Resubdivision of Lot No. 3, West Nashville Annex, as of record in Book 4175, page 112, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morris Development Company, by deed of record in Book 5019, page 936.

This conveyance is made subject to restrictions of record in Book 4395, page 720.

The said K. Juanita Morris joins in this conveyance to convey any right, title and interest she may have in and to the above property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of September, 1976.

xK. Juanita Morris

MORRIS DEVELOPMENT COMPANY

By: Harold F. Morris, OWNER

Harold F. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Marsha R. Boehm, a Notary Public in and for the State and County aforesaid, personally appeared the within named K Juanita Morris and Harold F. Morris d/b/a Morris Development Co. 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, the 24th day of September, 1976.

My commission expires: 11-18-78

Marsha R. Boehm
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$26,900.00

Barbara J. Newbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1976

MY COMMISSION EXPIRES: 7-22-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

DEEDS

FROM

MORRIS DEVELOPMENT COMPANY

TO

JAMES O. DENTON AND WIFE

D 7 0 5 1 1

IDENTIFICATION REFERENCE

SEP 30 2 48 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr. L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do; executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public