WARRANTY DEED

BOOK 5088 PAGE 348

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh Denney, et ux	SAME	
(NAME)	(NAME)	146-7
4803 Trousdale Dr		164 pw
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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,

Robert J. Marshall and wife, Alpha B. Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hugh Denney and wife, Patricia W. Denney

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:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED

AS FULLY AS THOUGH COPIED VERBATIM HEREIN.

NOV16 76	CONV	40,536.00			
NOV16 76	S'TAX		B*	105.30	
NOV16 76	PR'FEE		B*	.50	
NOV16 76	R'DEED		B*	6.00	* 111.80

unimproved (XX)
This is improved ( ) property, known as (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 successors, assigns 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 15th day of November, 19 76

Robert J. Marshall

Alpha B. Marshall

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5088 PAGE 349

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert J. Marshall and Alpha B. Marshall, the bargainor, 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 _____ day of _____, 19__.

Commission Expires: 12/3/80

Sue B. Harding
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 _____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Robert J. Marshall and wife,
Alpha B. Marshall

TO
Hugh Denney and wife,
Patricia W. Denney

D 77285

FOR REFERENCE

Nov 15 3 57 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ ~~40,536.00~~ 40,536.00 ~~21,152.40~~

Affiant

Subscribed and sworn to before me this 15th day of November, 1976.

Notary Public

My Commission Expires: 11/1/80

SUE B. HARDING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

DESCRIPTION

TRACT 1

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point, said point being the southeast corner of the property conveyed to Tenneco Oil Company by deed from Dorothy R. Norton, as of record in Book 4442, page 149, Register's Office for Davidson County, Tennessee; thence south 3° 52' 30" west 50 feet; north 86° 07' 30" west 210 feet; north 3° 52' 30" east 50 feet; south 86° 07' 30" east 210.00 feet to the point of beginning.

Easement for Trousdale Drive lying within boundaries of property along the easterly line as hereinbefore described, and as set out in grants to Davidson County, Tennessee, by Louisville and Nashville Railroad Company, of record in Book 3286, pages 449 and 453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Marshall and wife, Alpha B. Marshall, by deed from Dorothy R. Norton, of record in Book 4611, page 167, Register's Office for Davidson County, Tennessee.

TRACT 2

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the westerly margin of Trousdale Drive, said point being 50 feet in a direction of south 3° 52' 30" west from the southeast corner of the property conveyed to Tenneco Oil Company by deed from Dorothy R. Norton as of record in Book 4442, page 149, Register's Office for Davidson County, Tennessee; thence in a southerly direction along the westerly margin of Trousdale Drive a distance of 15 feet; thence north 86° 07' 30" west a distance of 210 feet; thence north 3° 52' 30" east a distance of 15 feet; thence south 86° 07' 30" east a distance of 210 feet to the point of beginning.

Easement for Trousdale Drive lying within boundaries of property along the easterly line as hereinbefore described, and as set out in grants to Davidson County, Tennessee, by Louisville and Nashville Railroad Company, of record in Book 3286, pages 449 and 453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Marshall and wife, Alpha B. Marshall, by deed from Dorothy R. Norton, of record in Book 4992, page 590, Register's Office for Davidson County, Tennessee.