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FORM NO. WG-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,125.00

James Charles Neighbours
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 1977

Notary Public

MY COMMISSION EXPIRES: 10-27-79

(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
James Charles Neighbours (NAME)	Volunteer Trust Company (NAME)	23W 17100
400 Avondale (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 995 (STREET ADDRESS)	83-10
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Columbia, Tennessee 38401 (CITY) (STATE) (ZIP)	79

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, Ronald D. Denton et ux Deborah Jean Denton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Charles Neighbours et ux Vivian Sue Neighbours

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. 130 and the northerly 1/2 of Lot No. 131 on the Map of McEwen Place, as of record in Plan Book 332, Page 133, Register's Office for said County.

Said Lot No. 130 and part of Lot No. 131 front together 45 feet on the westerly side of Avondale Drive and extend back between parallel lines with the northerly margin of Ordway Place 128 feet to an alley.

BEING the same property conveyed to Ronald D. Denton et ux Debroah Jean Denton by deed from W. Hugh Malone et ux Gladys Malone, of record in Book 4878, Page 505, Register's Office, Davidson County, Tennessee.

The said Debroah Jean Denton and Deborah Jean Denton, are one and the same.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 400 Avondale (House Number) (Street) Nashville, Tennessee 37206 (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 17TH day of MARCH, 1977

Ronald D. Denton Ronald D Denton

Deborah Jean Denton Deborah Jean Denton

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Denton et ux Deborah Jean Denton

the bargainors, 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 MARCH, 19 77

Commission expires 11/20/79

Earl Harrell
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 94866

WARRANTY DEED

FROM
Ronald D. Denton

TO
James Charles Neighbours

FOR REFERENCE

MAR 22 10 14 AM '77

REGISTER
DAVIDSON CO., TENN.

Filed Key #13

MAR22'77	CONV	26,125.00			
MAR22'77	S'TAX		B*	67.86	
MAR22'77	PR'FEE		B*	.50	
MAR22'77	W'DEED		B*	4.00	* 72.36