BOOK 5155 PAGE 603

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Ralph Eugene Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1977

Notary Public

MY COMMISSION EXPIRES: July 20, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Denton, et ux	The Lomas & Nettleton Company	61-16-13
(NAME)	(NAME)	
1227 McAlpine Avenue	P. O. Box 964	15D-21595
(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 I, MINNIE E. SCOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH EUGENE DENTON AND WIFE, CATHIE L. DENTON

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. 9 and the westerly one-half of Lot No. 10 on the Plan of Chappell's Subdivision of Lots in Monte Vista Subdivision of record in Book 1130, page 11, said Register's Office, and that part of Lots Nos. 29 and 31 on the Plan of Monte Vista Subdivision of record in Book 421, page 134, said Register's Office, lying immediately in the rear of Lots 9, 10 and 11 of Chappell's Subdivision of Lots in Monte Vista Subdivision of record in Book 1130, page 11, said Register's Office, described as follows:

BEGINNING at a point in the northeasterly margin of McAlpine Avenue, said point being the southwesterly corner of the subject property; thence northeastwardly 363.5 feet to a point, said point being the northwesterly corner of the subject property; thence southeastwardly 137 feet to a point, said point being the northeasterly corner of the subject premises; thence southwardly 195 feet to a point; thence westwardly 75 feet to a point, said point being the northeasterly corner of the westerly one-half of Lot No. 10 on the Map of Chappell's Subdivision of Lots in Monte Vista of record in Book 1130, page 11, said Register's Office; thence southwestwardly 170 feet to the northeasterly margin of McAlpine Avenue; thence with the said margin of McAlpine Avenue northwestwardly 85 feet to the point of beginning.

BEING part of the same property conveyed to Chester B. Scott and wife, Minnie E. Scott, by deed from William Herbert McGee and wife, Annie Jackson McGee, of record in Book 1390, page 200, said Register's Office, the said Chester B. Scott having since died.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX) property, known as 1227 McAlpine Avenue, Nashville, TN
(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 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 23rd day of May, 1977

Minnie E. Scott

MINNIE E. SCOTT

2122 REC CO

STATE OF TENNESSEE
Davidson County

BOOK 5155 PAGE 604

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minnie E. Scott

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May 19 77.

Commission expires August 20, 1979

Lloyd W. Pate
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

FILE IN BOX 4

WARRANTY DEED

FROM

MINNIE E. SCOTT

TO

RALPH EUGENE DENTON AND WIFE,

CATHIE J. DENTON

E 07494

IDENTIF. REFERENCE

JUN 6 2 59 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

JUN-6-77	CONV	17,000.00		
JUN-6-77	S'TAX		B*	44.20
JUN-6-77	PR'FEE		B*	.50
JUN-6-77	W'DEED		B*	4.00 * 48.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

2122 ml 803