BOOK 5174 PAGE 270

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 77

Notary Public

MY COMMISSION EXPIRES: _____

(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 Harold Denson (NAME)	Lumbermen's Investment Corporation (NAME)	11D 45820
458 Lanier Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue (STREET ADDRESS)	52-2
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	8

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, Ralph Alan Dunman et ux Dianna D. Dunman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Harold Denson et ux Carolyn Paulette Denson

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:

BEING Lot No. 8 and the southwesterly one-half of Lot No. 9, Block "E", on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office, Davidson County, Tennessee.

SAID Lot No. 8 and part of Lot No. 9 front 75 feet on the northwesterly said of Lanier Drive and run back 200 feet on the northeasterly line and 204.2 feet on the southwesterly line to a dead line in the rear and measures 75 feet thereon.

BEING the same property conveyed to Ralph Alan Dunman by Order No. 75950 in the First Circuit Court of Davidson County, Tennessee. Ralph Alan Dunman and Ralph Allen Dunman is one in the same person. Dianna D. Dunman herein joins to convey any and all right and interest she may have, especially her marital rights.

Subject to public utilities easement and building lines, of record in Book 1130, page 85, Register's Office, Davidson County, Tennessee.

Sanitary sewer and/or storm drainage easement of record in Book 5137, page 534, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 458 Lanier Drive, Madison, Tn. 37115
(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 18th day of July, 19 77

Ralph Alan Dunman: Ralph Alan Dunman

Dianna D. Dunman: Dianna D. Dunman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Alan Dunman et ux Dianna D. Dunman

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 18th day of July, 19 77.

Commission expires 2-7-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

E 15881

WARRANTY DEED

FROM Ralph Dunman et ux

TO James Denson et ux

IDENTIF. REFERENCE

JUL 22 11 09 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 22 77	CONV	26,000.00		
JUL 22 77	S'TAX		B*	67.60
JUL 22 77	PR'FEE		B*	.50
JUL 22 77	W'DEED		B*	4.00
			*	72.10

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