BOOK 5201 PAGE 735

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thomas Dennington, et ux, et al (NAME:)	Guaranty Mortgage Company (NAME:)	90 - 16
516 American Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	65
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy in common with our tenancy by the entirety

We, John Thomas Dennington and wife, Joyce Faye Dennington

have bargained and sold, and by these presents do hereby transfer and convey unto A. Braden Floyd, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 4, Register's Office for said County.

Said Lot No. 88 fronts 70 feet on the northerly side of American Road, and extends back 150 feet on the westerly line and 110 feet on the easterly line, to a dead line in the rear, on which it measures 80.7 feet.

Being the same property conveyed to John Thomas Dennington and wife, Joyce Faye Dennington by deed from Charles B. Smith and wife, Ethel Littrell Smith, of record in Book 4268, page 308, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back line that are applicable to the above described property.

SEP 26 MISC B* 4.00 * 4.00

This is (unimproved) (improved) property, known as 516 American Road., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said A. Braden Floyd, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, John Thomas Dennington and wife, Joyce Faye Dennington do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. Braden Floyd, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said A. Braden Floyd, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Sherry Ann Ward, a one half (½) undivided interest as tenant in common,

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Sherry Ann Ward, her heirs and assigns, forever.

And I do covenant with the said Sherry Ann Ward, her, that I am lawfully seized and possessed of said land and have a good right to convey it.

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

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And I, A. Braden Floyd, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Sherry Ann Ward, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of August, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Sept 1977.

E. Barnes
Deputy Register

John Thomas Dennington

Joyce Faye Dennington

Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John Thomas Dennington and Joyce Faye Dennington 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 30th day of August, 1977

Dean Clark
Notary Public.

My commission expires: April 30, 1978

DEAN CLARK NOTARY PUBLIC DAVIDSON COUNTY, TN. 4-30-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Braden Floyd, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 1977

Dean Clark
Notary Public.

My commission expires: April 30, 1978

DEAN CLARK NOTARY PUBLIC DAVIDSON COUNTY, TN. 4-30-78

Deed

From: John Thomas Dennington, et ux Joyce Faye Dennington

to: A. Braden Floyd, Jr., Trustee.

AND

From: A. Braden Floyd, Jr., Trustee.

to: Sherry Ann Ward

E 27824

IDENTIF. REFERENCE

SEP 27 1 19 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Published by
Attorneys Title Company
NASHVILLE, TENNESSEE

Lot #7