THIS INSTRUMENT WAS PREPARED BY _____, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

BOOK 5291 PAGE 160

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCES BROWN DENSON, TRUSTEE (NAME)	Same (NAME)	Map 43
920 Sweeney Bridge Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 11
Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

Cash in hand paid by the said grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, MARY MARGUERITTE MCCANDLESS HOLMES, hereinafter called the grantor,

..... *have bargained and sold, and by these presents do transfer and convey unto the said* FRANCES BROWN DENSON, TRUSTEE, WITH FULL POWER TO TRANSFER, SELL, CONVEY MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, herein called the grantee, her successors ~~and~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

My 1/2 undivided interest in land situated in Davidson County, Tennessee, described as follows:

BEGINNING at a point, an iron pipe in the Westerly margin of Scenic View Drive, now known as Keaton Avenue, hear Old Hickory, Tennessee, said point being North 47 degrees 47' West 283 feet from the Southeasterly corner of Tract No. 3 of Leonard L. Clark Plan described according to a survey by S. M. McMurray, November 16, 1948; thence South 51 degrees 31' West 200 feet more or less to a point; thence South 47 degrees 41' East 87.3 feet to a point; thence North 51 degrees 30' East 200 feet more or less to the westerly margin of Scenic View Drive, now known as Keaton Avenue; thence with the margin of said Drive North 47 degrees 47' West 87.3 feet to the point of beginning. Described according to a survey by N. G. Jenkins, November 17, 1956.

Being the same property conveyed to Roy B. Holmes and wife, Shirley Holmes by deed from Ernest L. Brown and wife, Alice Lee Brown, of record in Book 2905, page 456, Register's Office for Davidson County, Tennessee. Pursuant to a Divorce Decree entered on the 15th day of December, 1969 in the General Sessions Court of Robertson County, Tennessee, Roy B. Holmes and Shirley Holmes owned the said property as Tenants In Common. The said Shirley (Morrison) Holmes conveyed her one-half undivided interest in said property to Cecil Lester Kyle and wife, Ollie Mae Kyle, by deed of record in Book 5161, page 695, said Register's Office. The said Ollie Mae Kyle having since died, and the said Cecil Lester Kyle who survived her having conveyed his interest in said property to the grantee herein by deed of record in Book 5255, page 79, said Register's Office. The said Roy B. Holmes died testate and devised his interest in said property to Mary Marguerite McCandless Holmes, by will of record in Will Book 37, page 547,

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ _____

Subscribed and sworn to before me, this the 23 day of _____, 19__

Frances Brown Denson Trust
Affiant

My commission expires: _____ (Affix Seal)

_____
Notary Public

County Court Clerk's Office for Robertson County, Tennessee, a certified copy of which is recorded in Book 5285, page 678, Register's Office for Davidson County, Tennessee.

MAY 30 78	CONV	*4,200.00				
MAY 30 78	S'TAX		B*	10.92		
MAY 30 78	PR'FEE		B*	.50		
MAY 30 78	W'DEED		B*	6.00	*	17.42

unimproved ( )
This is improved ( ) property, known as 504 Keaton Avenue, Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, her successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23 *day of* May, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Marguerite McCandless Holmes

(Mary Marguerite McCandless Holmes)

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 Mary Margueritte McCandless Holmes

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 23 day of May, 19 78.

[illegible], Notary Public.

Commission Expires May 13, 1980

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

E 6 7:8 4.2

IDENTIF. REFERENCE

MAY 30 10 26 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.