This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5430 PAGE 874

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny R. Dender and wife, Kay J. Dender	Third National Mortgage Company	64-4-3
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Johnny R. Dender and wife, Kay J. Dender and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John Cook and Allen Earpes

have this day bargained and sold, and do hereby transfer and convey unto the said Johnny R. Dender and wife, Kay J. Dender *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Woodside Subdivision, Section I, as of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 16 fronts 91.00 feet on the west side of Woodside Circle and extends back 207.74 feet on the north line and 156.81 feet on the south line to a dead line measuring 150.29 feet thereon.

Being part of the same property conveyed to John Cook and Allen Earpes by deed from Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company of record in Book 5288, page 160, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage along the rear line of premises, a 20-foot screening easement along the rear and a fire hydrant located near the southeast front corner and 30-foot building setback line from Woodside Circle and conditions of Owner's Certificate of record in Book 5050, page 75, Register's Office for said County; and restrictive covenants of record in Book 5165, page 321, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 61,900.00

Subscribed and sworn to before me, this the 1st day of May 19 79

Affiant Johnny R Dender

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Bigham

This is improved XX property, known as 4561 Woodside Circle, Old Hickory, Tennessee 37138 (House Number) (Street) P.O. Address: (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1st *day of* May *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Cook
John Cook

Allen Earpes
Allen Earpes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* John Cook and Allen Earpes

*the within named 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* 1st *day of* May, *19*79

Doris E. Moran *Notary Public*

Commission expires 8-12-81

DORIS E. MORAN NOTARY PUBLIC AT LARGE STATE OF ILL.

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 .....

547 05/03 105.00- CHECK

WARRANTY DEED

FROM
John Cook and Allen Earpes

TO
Johnny R. Dender and wife,
Kay J. Dender

F-27628

IDENTIF. REFERENCE

MAY 3 3 56 PM '79

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

CHICAGO TITLE INSURANCE CO.
AMERICAN ... NASHVILLE, TENN. 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5430 PAGE 876

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61900.00- CO	
			160.94 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	165.44-
0547A05/03/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 27628

IDENTIF. REFERENCE

MAY 3 3 57 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 681760