THIS INSTRUMENT WAS PREPARED BY Milton W. Smith, Jr., ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENN. 37115

WARRANTY DEED

BOOK 5589 PAGE 58

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES E. DENSON (NAME)	Same (NAME)	MAP 43
SCENIC VIEW ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. of Parcel 15
OLD HICKORY, TENN. (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 the said grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, BERTHA A. DENSON, a widow, hereinafter called grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES E. DENSON, hereinafter called the grantee, his XXXXXXXXXXXXXXXXXXXX *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being described according to the survey of Donald R. Carver, Surveyor, dated March 4, 1980, as follows:

BEGINNING at an iron pin located in the westerly margin of Scenic View Road, said iron pin being South 03° 30' West 146.50 feet from the intersect of the westerly margin of Scenic View Road and the southerly margin of Keaton Avenue; thence with said margin of Scenic View Road, South 03° 30' West 50.00 feet to an iron pin; thence leaving said margin of said road, South 45° 45' West 627.50 feet with an existing fence line to an iron pin at a corner post; thence with an existing fence line; North 38° 00' West 132.40 feet to an iron pin at a corner post; thence with an existing fence line, North 45° 43' East 577.53 feet to an iron pin at a corner post; thence leaving said fence line, South 59° 19' East 109.00 feet to a point; thence North 36° 56' East 44.75 feet to the point of beginning, and containing 1.83 acres, more or less, according to said survey.

BEING part of the property conveyed to Grantor by deed from Irene D. Stinson, a widow, of record in Book 5337, page 34, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $5,000.00
Subscribed and sworn to before me, this the 4th day of April 1980
Charles E. Denson
Affiant
My commission expires: May 12, 1980 (Affix Seal)
Myrna L. Brown
Notary Public

unimproved (✓)
This is improved ( ) property, known as .... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his XXXXXXXX *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.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee his XXXXXXXX *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 my *hands this* 4th *day of* April, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bertha A. Denson
(Bertha A. Denson)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5589 PAGE 59

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Bertha A. Denson, a widow

the within named 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 Madison *Tennessee, this* 4/4 *day of* April, *19* 80

Commission expires May 12, 1980 Notary Public

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 .....

2652 04/10 19.50- CHECK

WARRANTY DEED

FROM
Bertha A. Denson
TO
Charles E. Denson

RETURN TO:
FELLER BROWN REALTY & AUCTION CO.
212 Madison Street
Madison, Tennessee 37115

F 84404

IDENTIF. REFERENCE

APR 10 9 07 AM '80

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

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

BOOK 5589 PAGE 60

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 19.50-	
2652A04/10/60			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 84404

IDENTIF REFERENCE

APR 10 9 07 AM '60

REGISTER
DAVIDSON COUNTY, TENN.

No. 751593