Bart Haywood - Prepared by Nat'l Life

WARRANTY DEED

BOOK 5647 PAGE 586

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramona K. Denton and Dan C. Denton	Leroy B. Kizer	41-8
(NAME)	(NAME)	Par 19 Jd
1030 Westchester Drive	4029 Yoest Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37207	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the assumption by Grantee of the balance due on that certain Promissory Note in the original principal amount of Seven Thousand and No/100 Dollars ($7.000.00) dated February 9, 1962, from Grantor et ux to First Federal Savings & Loan Association of Nashville, secured by a Deed of Trust of even date therewith recorded in Book 3352, page 379, Register's Office for Davidson County, Tennessee, I, Leroy B. Kizer, a single person (herein "Grantor")

have this day bargained and sold, and do hereby transfer and convey unto the said XXXX Dan C. Denton and wife, Ramona K. Denton (herein "Grantee") their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 of the Dalemere Subdivision, Section 2, located in the 10th Civil District of record in Book 2854, page 133, Register's Office for said County.

Lot No. 19 fronts 126.08 feet on the easterly side of Yoest Drive and extends back between parallel lines a distance of 318.88 feet on the southerly line and 315.66 feet on the northerly line to points on the rear line of Lot No. 19, said rear line measuring 126.11 feet.

Being the same property conveyed to Leroy B. Kizer and wife, Margaret Escue Kizer (who has since died) by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 3166, page 364, said Register's Office.

Reserving, however, unto Grantor a life estate therein which shall terminate upon the death of the said Leroy B. Kizer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,000 cc

Subscribed and sworn to before me, this the 5th day of September 19 80

Affiant

My commission expires:

(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 4029 Yoest Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dan C. Denton and wife, Ramona K. Denton, their

(successors), heirs and assigns forever. I *covenant that* I am *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 as aforesaid.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dan C. Denton and wife, Ramona K. Denton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* July, 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.*

Leroy B. Kizer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Francis R. Young, *a Notary Public in and for said County and State,* Leroy B. Kizer, a single person

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19*80

Francis R. Young *Notary Public*

FRANCIS R. YOUNG
NOTARY PUBLIC
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES
JULY 27, 1980

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.....

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WARRANTY DEED

FROM
Leroy B. Kizer
TO
Dan C. Denton and wife,
Ramona K. Denton

RUSH

G 0 6 3 4 6

IDENTIF. REFERENCE

SEP 5 2 39 PM '80

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

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5647 PAGE 588

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

60000.00- CO
156.00 CO TX
.50 PRFEE
6.00 MDEED
CHECK 162.50-
0465A05/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

606346

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IDENTIF. REFERENCE

SEP 5 2 30 PM '80

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

No. 778391