Instrument Prepared By

John W. Kelley

[illegible] Herbert & Crawford

[illegible]floor, L & C Tower

Tennessee 37219

BOOK 5786 PAGE 174

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-7-54	Mr. James M. Denson	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
BM-2925	702 Westview Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

PHILIP A. LUTIN, EXECUTOR under the Will of Ethel W. Lutin, deceased, of record in Will Book 133, page 261, County Court, Davidson County, Tennessee.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. DENSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Being the south 100 feet of the west 200 feet of Lot No. 179 on the Map of The Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103.

Said part of said Lot No. 179 fronts 100 feet on the easterly side of Westview Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Joseph J. Lutin and wife, Ethel W. Lutin, by deed from Floyd Adkisson, Trustee, as of record in Book 1281, page 648.

TRACT II: Being the northerly half of Lot No. 181-A of the Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, described according to an unregistered plan of said Subdivision made by W. B. Southgate, Surveyor, as follows:

Said northerly half of Lot No. 181 fronts 50 feet on the east side of Westview Avenue and extends back 300 feet, more or less, between parallel lines to the rear line of Lot No. 180, on which it measures 50 feet in the rear.

Being the same property conveyed to Joseph J. Lutin and wife, Ethel W. Lutin, by deed from Royal Oaks Land Company, of record in Book 1431, page 414.

Joseph J. Lutin and Ethel W. Lutin having since died and the said Joseph J. Lutin predeceased Ethel W. Lutin.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1981 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of August, 1981.

Philip A. Lutin, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named PHILIP A. LUTIN, EXECUTOR the bargainor(s), 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, the 20 day of August, 1981.

My commission expires: 4-10-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$110,000.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August 1981

MY COMMISSION EXPIRES: 4-10-82 (AFFIX SEAL) Notary Public

G 56698

WARRANTY DEED

FROM

PHILIP A. LUTIN, EXECUTOR

TO

JAMES M. DENSON

IDENTIFICATION REFERENCE

AUG 24 10 44 AM '81

FELIX ZANDER REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			110000.00- CO	
			286.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	292.50-
			4087A08/24/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

556698

IDENTIF. REFERENCE

AUG 24 10 44 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 839726