FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

315,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 19 83

Notary Public

MY COMMISSION EXPIRES: 1/9/87

(AFFIX SEAL)

BOOK 6197 PAGE 820

THIS INSTRUMENT WAS PREPARED BY
Bone & Crawford, P.C., 200 Fourth Avenue, N. 10th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. William Denny (NAME)	Same (NAME)	146-1 27
917 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. Houston Sarratt and wife Dorothy W. Sarratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. William Denny and wife June R. Denny

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being land situated in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the easterly part of the original Anne Haley Davis lot, a description of which is contained in a deed of record in Book 1086, page 371, described according to an unrecorded survey made February 17, 1938, by S. G. Doak, Surveyor, the same lot being partially shown as Lot No. 3, Block "B" on the map of "Bridal Path Estates", Lealand Subdivision, a plan of which is of record in Book 974, page 77, Register's Office of Davidson County, Tennessee; and described in said Anne Haley Davis deed and according to a survey made in January, 1957, by R. C. Evans, as follows:

Beginning at a concrete monument on the southerly margin of Tyne Boulevard, the original northeast corner of the Anne Haley Davis lot; thence westwardly with the southerly margin of Tyne Boulevard, a total of 262.4 feet to a stake near the east bank of a creek running generally north-south through said lot; running thence from said stake south 25 degrees 25 minutes west 385.8 feet to a stake; thence south 19 degrees 43 minutes east 341.6 feet, more or less, to the south line of said Anne Haley Davis lot; thence with said line north 84 degrees, 38 minutes east, 227.5 feet, more or less, to the original southeast corner of the Anne Haley Davis lot; thence with the line of said lot north 15 degrees, 45 minutes east, 110.6 feet to a concrete monument; thence with the Anne Haley Davis line south 89 degrees, 4 minutes west 91.5 feet to a concrete monument; thence with the easterly line of said Anne Haley Davis lot, north 8 degrees, 58 minutes east 484.1 feet to the point of beginning.

*Continued -

This is unimproved ( ) improved (X) property, known as 917 Tyne Boulevard (House Number) (Street) Nashville, Tennessee 37220 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 20TH day of DECEMBER, 19 83

M. Houston Sarratt

Dorothy W. Sarratt

12/21 325.50 CHECK

1008

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Houston Sarratt and wife Dorothy W. Sarratt

the 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 20TH day of DECEMBER 1983

Commission expires April 22, 1984

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM M. Houston Sarratt

TO J. William Denny

IDENTIF. REFERENCE

Dec 21 9 37 AM '83

REGISTER DAVIDSON COUNTY, TN

H 5 3 1 8 3

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Continued -

Being the same property conveyed to Madison Houston Sarratt and wife, Martha Davis Sarratt, by deed from W. Lipscomb Davis and wife, Adelaide Shull Davis of record in Book 2641, page 537, Register's Office for Davidson County, Tennessee, as corrected by deed of correction in Book 2644, page 616, and in Book 2930, page 10, Register's Office for Davidson County, Tennessee. The said Martha Davis Sarratt having since died. The said Dorothy W. Sarratt as spouse of Madison Houston Sarratt joins in the execution of this deed for the limited purpose of conveying any interest she may have in the property by reason of the marital status.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust recorded in Book 5135, page 759, Register's Office for Davidson County, Tennessee, securing a promissory note dated April 7, 1977, payable to the order of First American National Bank with an unpaid balance of approximately $62,632.97, which the Grantees herein, by acceptance of this deed have agreed to assume.

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	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
			315000.00- CAMT.	
			819.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	825.50-
1008A	12/21/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H93183

IDENTIF. REFERENCE

DEC 21 @ 37 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1570