OFFICIAL RECEIPT

60415

BOOK 6235 PAGE 144

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 1984

Notary Public

MY COMMISSION EXPIRES: June 16, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 150349, Nashville, Tennessee 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Denton, et ux	S A M E	177 #2
(NAME)	(NAME)	
		9D-43500
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Pegram, TN 37143		
(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, Boyd D. Stearns and wife, Faye Stearns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Denton and wife, Theresa H. Denton

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:

Land in the 14th Civil District of Davidson County, Tennessee, as described according to a survey made by C. K. McLemore, dated August 22, 1977, and designated as Tract 4, as follows:

Beginning in the northerly margin of Old Harding Road, thence with a line dividing Tracts 4 and 5, N 7° 39' W, 1,435.7 feet to a point in the South Harpeth River; thence N 56° 32' E, 200 feet to a point, being the common corner of Tracts 4 and 3; thence with a line between said Tracts 4 and 3, S 15° 01' E, 1,493.6 feet to a point in the northerly margin of Old Harding Road; thence with the margin of Old Harding Road, the following to the point of beginning S 64° 16' W, 39 feet; S 74° 24' W, 98 feet and S 78° 33' W, 238 feet, containing 9.43 acres, more or less.

Being the same property conveyed to Boyd D. Stearns and wife, Faye Stearns by deed from Dennis A. Gore, Jr. and wife, Edwina E. Gore of record in Book 5748, page 736, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Tract #4, Old Harding Road Nashville, TN
(House Number) (Street) (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 21st day of February, 19 84

Boyd D. Stearns

Faye Stearns

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6235 PAGE 145

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boyd D. Stearns and Faye Stearns

the bargainors, 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 21st day of February, 19 84

Commission expires June 16, 1985

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

Boyd D. Stearns, et ux

TO

John H. Denton, et ux

I 0 4 4 0 8 RUSH

IDENTIF. REFERENCE

FEB 22 1 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6235 PAGE 146

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

27000.00- CAMT.
70.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.70-
4796A02/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 4 0 8

IDENTIF. REFERENCE

FEB 22 1 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14956