File 70

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Book 6311 PAGE 551

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,432.50

John D. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 19 84.

Notary Public

MY COMMISSION EXPIRES 1-19-86
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John D. Denton, etux (NAME) | First Tennessee Bank N.A. Memphis (NAME) | 136-7-116 |
| 124 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 474 (STREET ADDRESS) | 2D-60842 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (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, Dale B. Stone and wife, Kathryn Stone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton and wife, Mary J. 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 Davidson County, Tennessee, being Lot No. 183 on the plan of Priest Lake Park, Section Four, of record in Book 4460, page 16, Register's Office for said County.

SAID Lot No. 183 fronts 61 feet on the southerly margin of Clearlake Drive and extends back 156.55 feet on the easterly line and 151.05 feet on the westerly line to a broken line in the rear, measuring 168.50 feet thereon.

BEING the same property conveyed to Dale B. Stone and wife, Kathryn Stone by deed from The Kroger Co., an Ohio corporation, of record in Book 5624, page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4505, page 774, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Tennessee Bank N.A. Memphis, of record in Book 5624, page 212, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This instrument is executed on behalf of Dale B. Stone and wife, Kathryn Stone by W. F. Clemson, as their Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument

This is unimproved ( ) improved (X) property, known as 124 Clearlake Drive, Nashville, Tennessee 37217
(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 hands this 8th day of June, 19 84

Dale B. Stone — By: W. F. Clemson, Atty-in-Fact
W. F. Clemson, Attorney-in-Fact

Kathryn Stone — By: W. F. Clemson, Atty-in-Fact
W. F. Clemson, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 6314 PAGE 552

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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
Dale B. Stone and wife,

Kathryn Stone

TO
John D. Denton

I 2 8 7 5 5

IDENTIF. REFERENCE

JUN 13 9 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. F. Clemson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of Dale B. Stone and wife, Kathryn Stone as their Attorney-in-Fact as the free act and deed of the within named Dale B. Stone and wife, Kathryn Stone.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 1984.

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-19-86

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR BOOK 6314 PAGE 553

CD -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 88438.60- CAPT. | |
| | | | 224.64 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK 231.14- | |
| 459726 6/13/84 | | | CAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 7 5 5

IDENTIF. REFERENCE

JUN 13 9 38 AM '84

REGISTER OF DAVIDSON COUNTY, TN

No. 0043915