THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box C

ADDRESS NEW OWNER:
Bennie P. Denton, Jr.
946 Percy Warner Boulevard
Nashville, TN 37205

SEND TAX BILLS TO:
Citicorp Homeowners, Inc.

670 Mason Ridge Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
7DZ-36233
MAP 129-12
PARCEL 80

WARRANTY DEED

BOOK 6657 PAGE 647

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joan C. McCarthy Dyer and husband, Edwin R. Dyer hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bennie P. Denton, Jr. and wife, Katy H. Denton hereinafter called the Grantee, Grantee's 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. 84 on the plan of Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 84 fronts 101.37 feet on the easterly side of Percy Warner Boulevard and extends back 150 feet between lines to the westerly right of way of the L & N Railroad on which it measures 98.63 feet.

BEING the same property conveyed to Joan C. McCarthy, unmarried by deed from Larry A. Cole and James R. Yates, both unmarried, of record in Book 6241, page 903, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3466, page 89, as amended in Book 3577, page 511; and Book 3702, page 465, all in the Register's Office for said County.

This is (un)improved property, known as 946 Percy Warner Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of September, 1985.

Edwin R. Dyer

Joan C. McCarthy Dyer

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Pinellas

On this 12th day of September, 1985, before me personally appeared Joan C. McCarthy Dyer and Edwin R. Dyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 1-26-86

Sally M. Bergquist
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 76,000.00.

Katy H. Denton
Affiant

Subscribed and sworn to before me, this the 13th day of September, 19 85.

My Commission Expires: 10-24-88 _____
Notary Public

CYNTHIA ILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Joan C. McCarthy Dyer

to:
Bennie P. Denton, Jr. and wife,
Katy H. Denton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23983

IDENTIFICATION REFERENCE

SEP 16 3 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

96893

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6657 PAGE 649

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
			76000.00- CANT.	
			197.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	204.10-
7452A	09/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 9 6

IDENTIFICATION REFERENCE

SEP 16 3 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173176