THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 6998 PAGE 945

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Marianne Denault, etal 1001 Jones St. Old Hickory, Tn. 37138	SAME AS NEW OWNERS (Mortgagee: W. W. Wilson, etux)	Map 53-7 Parcel 84 LW-00625

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, W. W. WILSON and wife, JESSIE WILSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said MARIANNE DENAULT and CATHEY D. WALLACE, as tenants in common, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Three tracts of land in Davidson Cou;nty, Tennessee, as follows:
TRACT NO. 1: Being Lot No. 17, and the five adjoining feet of Lot No. 18 of Block 2 on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office of said County.
Said Lot No. 17 and five feet of Lot No. 18 front together 30 feet on the northeasterly side of Hadley Concrete Blvd., and run back between parallel lines 120 feet to an alley.

TRACT NO. 2: Being part of Lot 18, of Block 2, on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office, being two feet of Lot 18 in said Subdivision, said Two feet is located five feet south of the line of Lots Nos. 17 and 18, and fronts on the Hadley Blvd., and runs back between parallel lines 120 feet to an alley, and joins the five feet of Lot No. 18, which was conveyed together with said Lot No. 17, to the said Ed Becker, by deed of the said Regina Cohen and husband, dated May 7, 1929, and recorded in Book 842, page 11, R.O.D.C.T.

TRACT NO. 3: Being part of Lot 18, of Block 2, on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office of said County, being ten feet of Lot No. 18 in said Subdivision. Said Ten feet is located seven feet south of the line of Lots Nos. 17 and 18, and fronts on the Hadley Blvd. and runs back between parallel lines 120 feet to an alley, and adjoins the seven feet of Lot No. 18 which was conveyed together with said Lot No. 17, to the said Ed Becker, by deed of the said Regina Cohen and husband, dated May 29, 1929, as recorded in Book 842, page 11, R.O.D.C.T.

INCLUDED in the above described property but expressly EXCLUDED therefrom are the following described tracts, to-wit:
TRACT NO. 1: BEGINNING at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Dennis Liggett Property, thence along the said southeast boundary north 44 degrees 15 minutes east 11 feet more or less to a point, thence south 45 degrees 45 minutes east 42 feet more or less to a point; thence south 44 degrees 15 minutes west 11 feet more or less to a point in the said northeast margin, thence along the said northeast margin north 45 degrees 45 minutes West 42 feet more or less to the point of beginning and containing 462 square feet, and conveyed to the State of Tennessee by right-of-way deed from Harold Graden Gaines and Bettye Oldham Gaines, of record in Book 4962, page 538, Register's Office.

TRACT NO. 2: Being the southerly 4 feet of the northerly 17 feet of Lot No. 18 of Block 2 on the Plan of Dabb's & Elliott's Subdivision No. 1 Old Hickory, Tennessee, known as Dupontonia as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.
Said tract is described as follows, BEGINNING at a point in the easterly margin of Hadley Blvd., 13 feet southerly from the dividing line between Lots Nos. 17 and 18 in said subdivision; thence parallel with said dividing line eastwardly 120 feet, more or less, to an alley; thence southwardly along the line of said alley 4 feet to a point; thence westwardly and parallel with the first line 120 feet, more or less, to the easterly margin of Hadley Blvd.; thence along said Boulevard northwardly 4 feet to the point of beginning, and being the same property conveyed to James M. Pedigo, Jr. by deed from Larry G. Graig, etux, and Kenneth R. Speakman, etux, of record in Book 5543, page 482, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to W. W. Wilson and wife, Jessie Wilson, by deed from Larry G. Craig and wife, Joanne Craig, of record in Book 6262, page 684, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except (1) 1986 State & County taxes, prorated between the parties and paid in full; and (2) The Plan of record in Book 547, page 97, Register's Office, Davidson County, Tennessee.

And We, the GRANTORS, 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.

WITNESS our hands on this the 1st day of October, 1986.

W. W. WILSON

JESSIE WILSON

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. W. WILSON and wife, JESSIE WILSON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 1st day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,400.00.

Affiant

Sworn to and subscribed before me, this the 1st day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 1-19-88

49044

IDENTIFICATION REFERENCE

Oct 3 9 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6998 PAGE 948

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

56400.00- CAMT.
157.92 CSTAX
.50 PRFE
9.00 WDE D
CHECK 167.42-
981 A 10/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49044

IDENTIFICATION REFERENCE

Oct 3 9 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302441