#6001 File Box 38

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

Map: 146-06
Group:
Parcel: 52

BOOK 7259 PAGE 539

Address New Owner(s):	Send Tax Bills to:	Mortgagee:
Dennis Brandon et ux.	New Owners	Investors Federal
5123 Paddock Village Ct.		2120 Richard Jones Rd.
Paddock Bldg. III, STE B-11		Nashville, TN 37215
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONALD S. DENBO and wife, JACQUELYN L. DENBO, who joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to Donald S. Denbo, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DENNIS BRANDON and wife, KEILA BRANDON (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further convenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed ~~this~~ instrument on this 29th day of May, 1987.

DONALD S. DENBO

JACQUELYN L. DENBO

3328.3

IDENTIFICATION REFERENCE

JUN 5 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald S. Denbo and wife, Jacquelyn L. Denbo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 1987.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 1987.

Notary Public

My Commission Expires: 1/10/89

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald S. Denbo by deed from Treemont Development Corporation of record in Book 6843, page 407, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

1. Taxes for the year 1987 which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of Treemont, of record in Plat Book 6250, page 895, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants for Treemont, of record in Book 6833, page 594, Register's Office for Davidson County, Tennessee.

4. Additional Declaration of Restrictive Covenants for Treemont, of record in Book 6833, page 601, Register's Office for Davidson County, Tennessee.

5. Charter and By-Laws of Treemont Homeowners' Association, of record in Book 6833, page 617, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

RECEIVED OF _____

FOR _____

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C/T - 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
			180000.00- CAMT.	
			504.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 516.50-	
			.00	
			560BAU6/05/87 BAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.32.8.3

IDENTIFICATION REFERENCE

JUN 5 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89982