BOOK 7374 PAGE 448

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

DAVIDSON COUNTY, TN
OCT 6 10 10 AM '87

IDENTIFICATION REFERENCE

7254

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Marv Dennis and wife, Sharon Dennis 1201 Bedfordshire Court Nashville, TN 37221	Commerce Union Bank Mortgage Administration Department. Post Office Box 121999 Nashville, TN 37212-1999	Map # 142-16-A Parcel # 60

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BILL KIDWELL d/b/a BILL KIDWELL BUILDERS, does hereby transfer and convey unto MARV DENNIS AND WIFE, SHARON DENNIS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 60 as shown on the plat of Devon Park, Phase II, of record in Book 6250, Page 432, Register's Office for said county, to which reference is here made.

Being the same property conveyed to Bill Kidwell Builders by deed from STM Devon Park Partnership of record in Book 6771, Page 555, said Register's Office.

The within named Bill Kidwell is an unmarried man.

This is improved real property known as 1201 Bedfordshire Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MARV DENNIS AND WIFE, SHARON DENNIS, their heirs, successors and assigns forever.

The undersigned covenants with the said MARV DENNIS AND WIFE, SHARON DENNIS, he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the psame is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plat of Devon Park, Phase II, of record in Book 6250, Page 432, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as made applicable to Phase II in Book 6541, Page 542, said Register's Office.

4. Storm Water Detention Agreement of record in Book 6145, Page 252, said Register's Office.

The undersigned does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend

the title to said land to the said MARV DENNIS AND WIFE, SHARON DENNIS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of October, 1987.

BILL KIDWELL d/b/a BILL KIDWELL BUILDERS Bill Kidwell

BY: _____ - attorney-in fact
TOM MOON, ~~ATTORNEY~~-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donna R. Sharp, a Notary Public in and for the County and State the within named TOM MOON, 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 BILL KIDWELL d/b/a BILL KIDWELL BUILDERS, the bargainor, as his attorney-in-fact and as the free act and deed of the within named BILL KIDWELL d/b/a BILL KIDWELL BUILDERS.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 1987.

Donna R. Sharp
Notary Public

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $160,000.00.

Sharon Dennis
AFFIANT

Sworn to and subscribed before me this 6th day of October, 1987.

Donna R Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

160000.00- CAMT.
448.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 454.50-
U989A10/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 5 4 5

IDENTIFICATION REFERENCE

OCT 8 10 10 AM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 24478