THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072 76-50

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Frank H. Newbern, Jr.,etux 2605 Crestwood Rd. Nashville, Tn. 37214	SAME AS NEW OWNERS	Map 12 Par. 160

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, BOBBY R. DENSON and wife, FRANCES B. DENSON, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said FRANK H. NEWBERN, JR. and wife, ANNE LOUISE NEWBERN, hereinafter referred to as the "GRANTEE", their heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Denson Estates, of record in Book 6200, page 658, Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.
Being part of the same property conveyed to Bobby R. Denson and wife, Frances B. Denson, by deed from Annie Mai Leeman Tarpley, etal, of record in Book 6882, page 55, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, 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 convey it and warranty that the same is unencumbered, except (1) 1988 State & County taxes, a lien, prorated between parties and assumed in full by Grantees, (2) Restrictions of record in Book 6882, page 55, said Register's Office, (3) The Plan of record in Book 6200, page 658, said Register's Office, (4) Easement for right of way granted Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable, (5) Easement for right of

way for public road granted Davidson County, Tenn. of record in Book 1634, page 623, said Register's Office, if applicable and (6) Letter from Metropolitan Government of Nashville & Davidson County, Tn of record in Book 4797, page 445, said Register's Office, if applicable.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 7th day of January, 1988.

Bobby R. Denson
BOBBY R. DENSON

Frances B. Denson
FRANCES B. DENSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY R. DENSON and wife, FRANCES B. DENSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 7th day of January, 1988.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Frank B. Denson Jr.
Affiant

Sworn to and subscribed before me, this the 7th day of January, 1988.

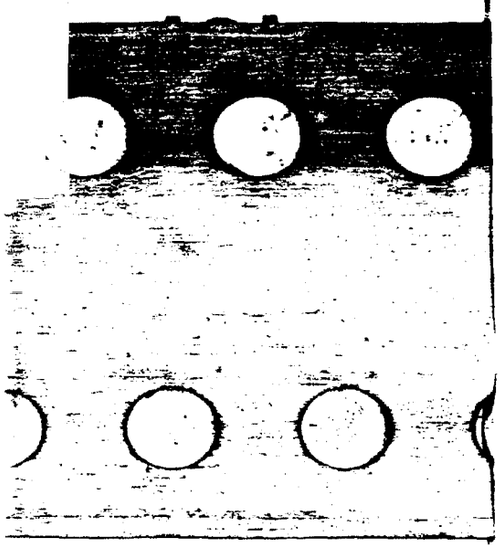
Deanne M. Cathey
NOTARY PUBLIC

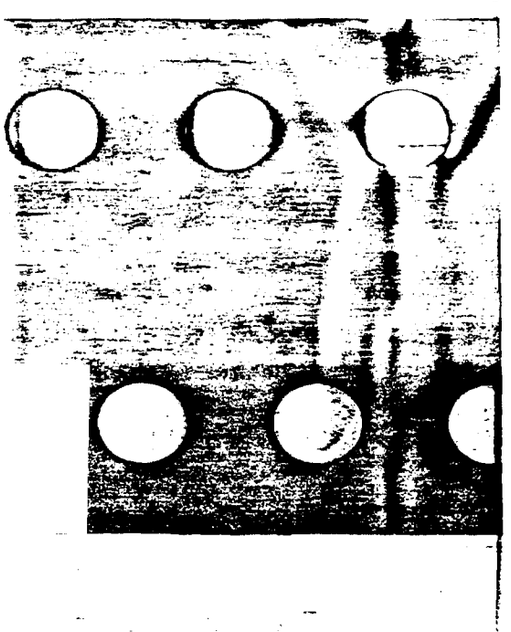
My Commission Expires: 1-9-88

FELIX L. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JAN 12 9 16 AM '88

IDENTIFICATION REFERENCE

96707





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7447 PAGE 50

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
				CAMT 25000.00
				CON TX 70.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 76.50
				CHECK 76.50

01/12/88 01 09:18 0001 7254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 7 0 7

IDENTIFICATION REFERENCE

JAN 12 9 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52257