Mail

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

WARRANTY DEED BOOK 7577 PAGE 149

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Morris C. Denson, ETUX 549 Forest Retreat Hendersonville, Tn. 37075	SAME AS NEW OWNERS	Map 44-14 Par. 109 4D-39855

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, NORMA JEAN OWEN, individually and Executrix of the estate of CECIL G. POPE, deceased, joined by her husband, HOWARD OWEN, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said MORRIS C. DENSON and wife, PEGGY ANN DENSON, 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. 67 on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded January 29, 1949, in Book 1424, page 91, in Register's Office for Davidson County, Tennessee; fronting 88.0 feet on Livingston Street, containing 0.33 acres, more or less.
SUBJECT to and/or reserving (1) permanent easement ten (10) feet wide for utilities and one (1) special easement five (5) feet wide for water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plat, which is made a part of this description by reference thereto.

Being the same property conveyed to Cecil G. Pope and wife, Donnie Rhee Pope by deed from E. I. DuPont de Nemours and Company, of record in Book 1942, page 340, Register's Office, Davidson County, Tennesse; and the said Cecil G. Pope died testate on October 16, 1984, predeceased by his wife, Donnie Rhee Pope, who died in August, 1984, and by his Last Will and Testatment filed for record in the Probate Court for Davidson County, Tennessee, of record in Will Book 146, page 60, devised said property to his daughter, Norma Jean Owen, to be hers absolutely.

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, the Grantor does covenant with the said Grantees, that she is 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 the parties and assumed in full by the Grantees, and (2) The Plan of record in Book 1424, page 91, said Register's Office.

Howard Owen, husband of Norma Jean Owen, joins in this conveyance to convey any and all right, title or interest which he may have in the property, marital or otherwise, however, the spouse makes no warranties with respect to the property.

And the Grantor does further covenant and bind herself, her 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 16th day of June, 1988.

Norma Jean Owen
NORMA JEAN OWEN, individually and Executrix Estate of Cecil G. Pope, deceased

Howard Owen
HOWARD OWEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA JEAN OWEN and husband, HOWARD OWEN, 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 16th day of June, 1988.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $40,200.00.

Morris C. Denson
Affiant

Sworn to and subscribed before me, this the 16th day of June, 1988.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

41684

IDENTIFICATION REFERENCE

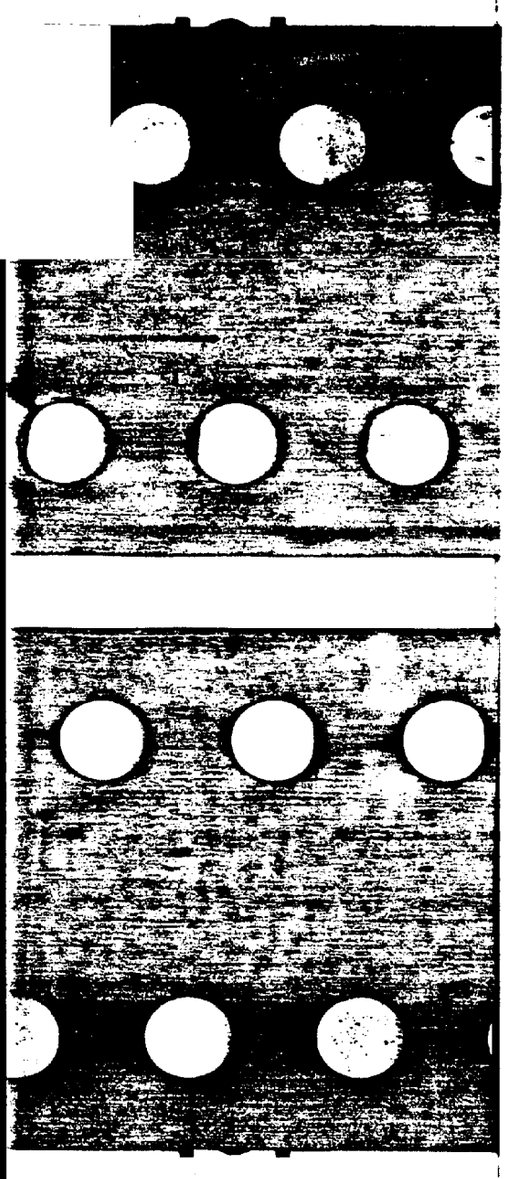
JUN 20 10 26 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

7312 06/20 0101 03CHECK 122.06

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7577 PAGE 152

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 40200.00
				CON TX 112.56
				PRFEE 0.50
				WDEED 9.00
				TOTAL 122.06
				CHECK 122.06
06/20/88	01			10:29 0001 7312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41684

IDENTIFICATION REFERENCE

JUN 20 10 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104120