File Box 8/t1

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John P. Mahaffey
131 Jacksonian Drive
Hermitage, TN 37076

MORTGAGEE:
Sovran Mortgage Corporation

1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 74-8
PARCEL 203
4D-31430

WARRANTY DEED

BOOK 7723 PAGE 244

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Clyde T. Denton, Jr. and wife, Mary Ann Denton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John P. Mahaffey, unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 1040 on the plan of Hermitage Hills-Section Ten of record in Book 3600, pages 50 and 51, a Resubdivision of a portion of Hermitage Hills Section 7, as of record in Book 3300, page 63, Register's Office for Davidson County, Tennesse.

SAID Lot No. 1040 fronts 85.0 feet on the southeasterly margin of Jacksonian Drive and extends back 156.9 feet on the northeasterly line and 138.7 feet on the southwesterly line to a broken line in the rear, measuring 101.56 feet thereon.

Being the same property conveyed to Clyde T. Denton, Jr. and wife, Mary Ann Denton by deed from Johnson Homes, Inc. of record in Book 3997, page 990, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3765, page 134, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~un~~)improved property, known as ~~131 Jacksonian Drive, Hermitage, TN 37076~~.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~6th~~ day of ~~December~~, 19~~88~~.

Mary Ann Denton
Mary Ann Denton

Clyde T. Denton, Jr.
Clyde T. Denton, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of December, 1988, before me personally appeared Clyde T. Denton, Jr. and wife, Mary Ann Denton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: 9-16-92

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7723 PAGE 245

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 64,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of December, 19 88.

My Commission Expires: 9-26-92 _____
Notary Public

WILKINS JR. JESSE PERCY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Clyde T. Denton, Jr. and wife,
Mary Ann Denton

to:
John P. Mahaffey, unmarried

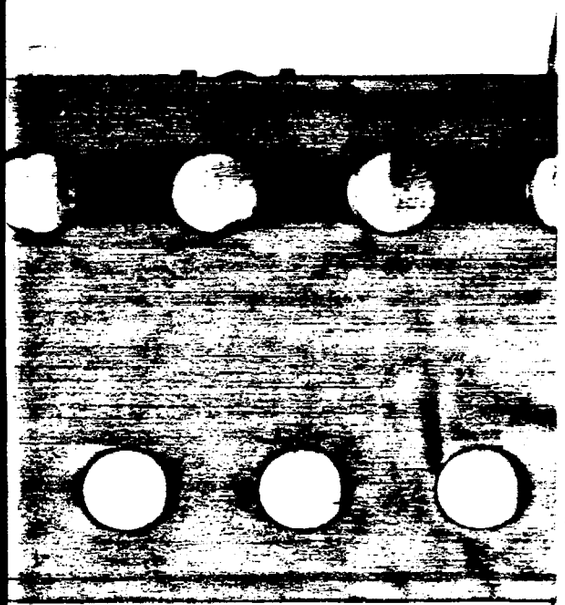
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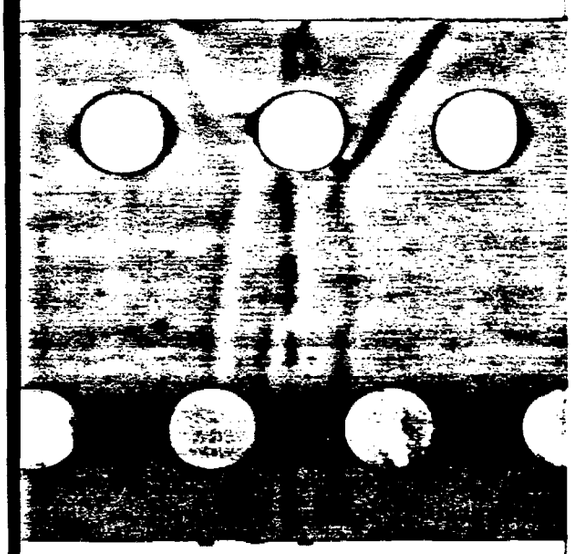
Dec 8 12 55 PM '88
FELIX Z WILSON CT REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9 1 9 6 3

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7723 PAGE 246

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

CAMT	64500.00
CON TX	212.85
PRFEE	0.50
MDEED	6.00
TOTAL	219.35
CHECK	219.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/88 01 12:53 0001 5563

91963

IDENTIFICATION REFERENCE

Dec 8 12 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161764