Draft

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7973 PAGE 5

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL A. DENNIS (NAME)	STATESMAN MORTGAGE COMPANY (NAME)	MAP 71-12
714 Ward Street (STREET ADDRESS OR ROUTE NUMBER)	405 Sixth Avenue (STREET ADDRESS)	PARCEL 242
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	12DA 44620

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100 ----------
----------($30,000.00)---------- Dollars,

0054 11/01 0101 03CHECK 106.00

DESSIE D. PAGE, ALMA SMITH & RUBY KIMBLE, Beneficiaries under the Last Will and Testament of Della Page Coleman

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL A. DENNIS and wife, YOLANDA MICHELLE DENNIS

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 9 on the Plan of Meadowdale Acres, as of record in Book 2083, page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 70.0 feet on teh southerly side of Ward Street and runs back on the westerly line, 184.7 feet and on the easterly line, 174.3 feet to a dead line on which it measures 70.5 feet.

BEING the same property conveyed to Mrs. Della Page and Dessie D. Page, as equal Tenants in Common, by deed from Fred W. Brooks and wife, Sylvia T. Brooks, of record in Book 4357, page 272, Register's Office for Davidson County, Tennessee; the said Mrs. Della Page, also known as Della Page Coleman, having since died and the Will of record in Will Book 166, page 730, Probate Court Clerk's Office for Davidson County, Tennessee, having devised and bequeathed her entire estate in equal shares to Dessie D. Page, Alma Smith and Ruby Kimble.

78328
IDENTIF. TREFERENCE
Nov 1 11 01 AM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me this the 27th day of October 19 89

My commission expires 3/11/90 (Affix Seal)

Affiant

Notary Public

J. A. WATTS NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 714 Ward Street (House Number) Nashville, Tennessee (Street) 37207 P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 27th day of September 1989 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dessie D Page
DESSIE D. PAGE, Individually and as Beneficiary

Alma Smith
ALMA SMITH, Executrix of the Estate of Della Page Coleman and as Beneficiary

Ruby Kimble
RUBY KIMBLE, Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Alma Smith as Executrix and Beneficiary and Ruby Kimble as Beneficiary

the within named bargainor s, *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 and official seal at Nashville, *Tennessee, this* 27th *day of* October, *19* 89.

Notary Public

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESSIE D. PAGE, Individually and as Beneficiary, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Columbus, Ohio, this 27th day of September, 1989.

Notary Public

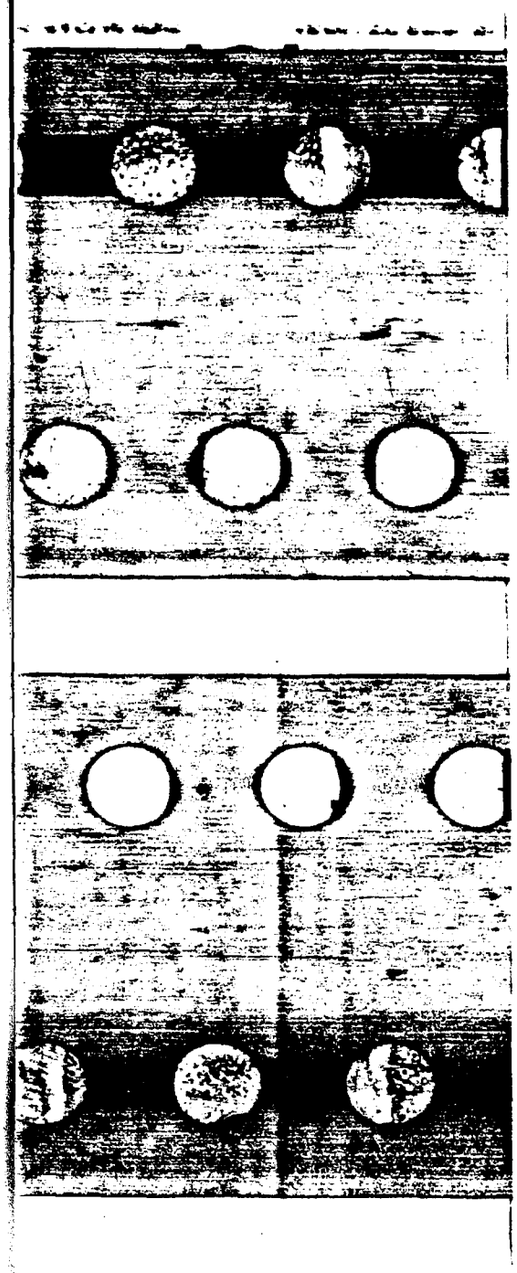
My commission expires:

ROBERT E. BOYD III, Attorney-at-Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

WARRANTY DEED

FROM
DESSIE D. PAGE, ALMA SMITH and
RUBY KIMBLE

TO
MICHAEL A. DENNIS and wife,
YOLANDA MICHELLE DENNIS



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7973 PAGE 7

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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 6.00
TOTAL 106.00
CHECK 106.00

11/01/89 01 11:02 0001 0054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78328

IDENTIF. T REFERENCE

Nov 1 11 01 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262949