6179
99-980687-1

BOOK 8057 PAGE 118

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Roger C. Denton
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger C. Denton (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 155-15A
4909 Stonemeade Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 155
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTERS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Les Austin Homes, Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger C. Denton and wife, Jean Hurley Walton

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 155 on the Plan of Stonemeade, Section I of record in Book 6900, page 800 and 801, Register's Office for Davidson County, Tennessee.

Said Lot 155 fronts 80.00 feet on the southwesterly side of Stonemeade Drive and runs back between parallel lines 108.38 feet to a line in the rear measuring 80.00 feet thereon.

Being the same property conveyed to Les Austin Homes Limited Partnership, a Tennessee limited partnership, by deed from Stonemeade Associates Limited Partnership, a Tennessee limited partnership, as of record in Book 7735, page 331, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6900, page 800 and 801, said Register's Office, shows an Owner's Certificate, a 15 foot public utility and drainage easement on the front lot line, an 8 inch sewer line running along the southeasterly lot line, a 10 foot minimum building setback line from the southeasterly lot line, a 3 foot minimum building setback line on the northwesterly lot line, a 30 foot minimum building setback line from Stonemeade Drive, a 15 foot minimum building setback line from the rear lot line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7701, page 290, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 4909 Stonemeade Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 his hand this 28th day of February, 19 90

Les Austin Homes, Limited Partnership
By: Les Austin, Inc.
By: _____
Leslie J. Austin, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Leslie J. Austin

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Les Austin, Inc., General Partner of Les Austin Homes, Ltd., a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn., this 28th day of February, 19 90.

_____ Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM
Les Austin Homes, Limited Partnership

TO
Roger C. Denton and wife, Jean Hurley Walton

07988

IDENTIF. REFERENCE

MAR 2 3 06 PM '90

DAVIDSON COUNTY TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
Easement for Waterline on part of premises of record in Book 7142, page 460, said Register's Office.

A 50 foot wide ingress and egress easement of record in Book 6723, page 76, said Register's Office.

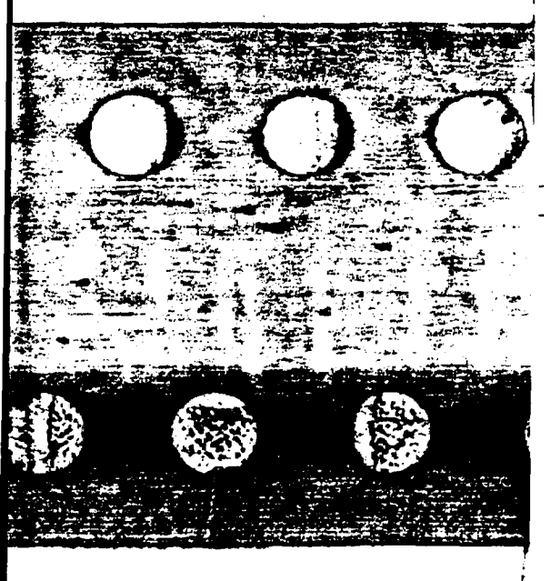
Matter shown on Boundary Survey of Stonemeade of record in Book 6900, page 799, said Register's Office.

Title to that portion of the premises embraced within the bounds of any street roads or highways.

03/23/90 010:03CHECK 521.80

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.





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 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	
				156000.00
			CON TX	514.80
			PRFEE	1.00
			MDEED	6.00
			TOTAL	521.80
			CHECK	521.80
03/02/90	01		15:04 0001	9113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07988

IDENTIF. REFERENCE

MAR 2 3 06 PM '90

DAVIDSON COUNTY TN.

No. 297624