FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF October, 1991

Notary Public

MY COMMISSION EXPIRES: 11/10/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTY., 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Fred L. Denton, et ux	Alliance Mortgage Company	Map 150-11
(NAME)	(NAME)	
605 Summertime Court	P. O. Box 2329	Parcel 176
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Jacksonville, Florida 32222	2D 74396
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James F. Sarver and wife, Janice M. Sarver,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred L. Denton and wife, Cathy A. Denton,

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. 569 on the plan of Towne Village of the Country, Section 4-A, of record in Book 6250, pages 20 and 21, said Register's Office.

Said Lot No. 569 fronts a total of 111.35 feet on the southerly side of Summertime Court and 102.22 feet on the easterly line and 118.04 feet on the westerly line to a line in the rear which measures 33.0 feet thereon.

Being the same property conveyed to James F. Sarver and wife, Janice M. Sarver, by deed from Dix, Inc., a Tennessee Corporation, of record in Book 7758, page 479, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first deed of trust executed by Roger W. Pepper, et ux to Vaden Lackey, Jr., Trustee, securing Fidelity Federal Savings and Loan Association the original principal sum of $68,559.00 assigned to Alliance Mortgage Company of record in Book 6619, page 536, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Alliance Mortgage Company or assigns is herewith transferred to Buyers.

This conveyance is made subject to a driveway encroachment arrangement between the subject property and adjacent lot 568.

The legal description was obtained from the last transfer of record.

unimproved ( ) This is improved (XX) property, known as 605 (House Number) Summertime Court (Street) Antioch, TN 37013 (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 seized 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 our hands this 12th day of October, 1991

JAMES F. SARVER

JANICE M. SARVER

NEW JERSEY
STATE OF ~~TENNESSEE~~
~~XXXXXXXXXX~~

Morris County

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Personally appeared before me, Catherine E Bud, a Notary Public in and for said County and State, the within named James F. Sarver and wife, Janice M. Sarver,

the bargainors, 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 Dover, New Jersey ~~Tennessee~~, this 12th day of October 1991.

CATHERINE E. BUDD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 1, 1995

Catherine E Budd
Notary Public

Commission Expires ~~My Commission Expires June 1, 1995~~

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

5,5175

WARRANTY DEED

FROM

JAMES F. SARVER, et ux

TO

FRED L. DENTON, et ux

IDENTIFICATION

Oct 18 8 50 AM '91

PICK-UP

3836 10/18 0101 03CHECK 269.70

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 6.00
TOTAL 269.70
CHECK 269.70

10/18/91 01 08:50 0001 3836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 1 7 5

IDENTIFICATION REFERENCE

OCT 18 8 50 AM '91

No. 468586