BOOK 8603 PAGE 29

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy Nathan Greer, individually and d/b/a Billy Greer Custom Homes 1070 W. Main #1509 Hendersonville, Tn. 37075	Same as New Owner	Map 12 Parcel 121 I.D. No. 10D 51540

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, BOBBY R. DENSON and wife, FRANCES B. DENSON and BOBBY DARRELL DENSON, a single man, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BILLY NATHAN GREER, individually and d/b/a BILLY GREER CUSTOM HOMES, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Denson Estates, of record in Plat Book 6200, Page 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Bobby R. Denson and wife, Frances B. Denson and Bobby Darrell Denson by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman of record in Book 6882, page 68, Register's Office for Davidson County, Tennessee.

The foregoing described was prepared from a survey dated April 4, 1987, by Richard G. Registered Land Surveyor, No. 1038.

This is unimproved property known as: Lot No. 3, Denson Estates, Goodlettsville, Tennessee.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 6882, page 68, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 6200, page 658, said Register's Office.

4. Subject to an easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable.

5. Subject to an easement for right of way for public roads granted to Davidson County, Tennessee of record in Book 1634, page 623, said Register's Office, if applicable.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 9th day of April, 1992.

"GRANTORS"

Bobby R. Denson
BOBBY R. DENSON

Frances B. Denson
FRANCES B. DENSON

Bobby Darrell Denson
BOBBY DARRELL DENSON

"GRANTEES"

Billy Nathan Greer
BILLY NATHAN GREER, individually and d/b/a BILLY GREER CUSTOM HOMES

REGISTER'S OFFICE DAVIDSON COUNTY, TN
Apr 16 9 33 AM 92
IDENTIFICATION REFERENCE
0 2 2 0 6.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY R. DENSON and wife, FRANCES B. DENSON and BOBBY DARRELL DENSON, a single man, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared BILLY NATHAN GREER, individually and d/b/a BILLY GREER CUSTOM HOMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 9th day of April, 1992.

NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $28,500.00.

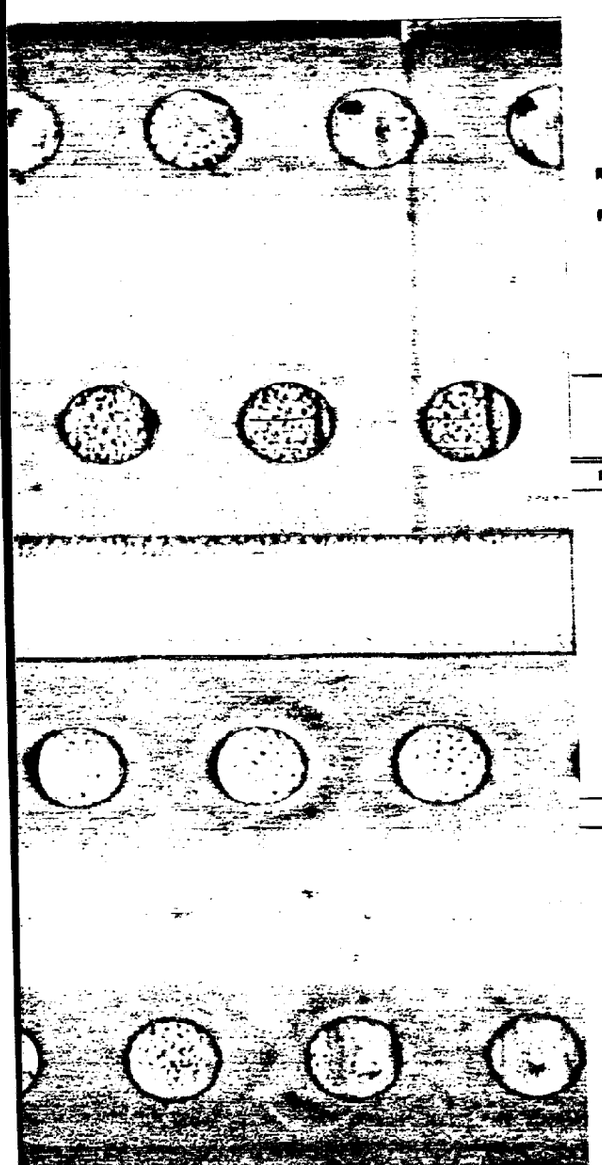
Billy Nathan Greer
Affiant

Sworn to and subscribed before me, this the 9th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

113704/16 0101 13CHECK 112.4



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

RECEIVED OF _____

FOR _____

BOOK 8603 PAGE 31

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	28500.00
			CON TX	105.45
			PRFEE	1.00
			WDEED	6.00
			TOTAL	112.45
			CHECK	112.45
04/16/92	01		09:32 0001	1130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.2206.

IDENTIFICATION REFERENCE

APR 16 9 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 521983