THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MAIL ENV.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,812.36.

Affiant

Subscribed and sworn to before me this 6th day of July, 1992.

Notary Public

My Commission Expires: 9-23-94

27268 RECEIVED FOR REFERENCE
JUL 9 40 AM '92
REGISTER'S OFFICE DAVIDSON COUNTY TN.

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MITCHELL T. CARLTON and PEGGY LYNN 1408 McKennie Avenue Nashville, Tennessee 37206	AMERICAN HOME FUNDING 3855 Gaskins Road Richmond, VA 23233	MAP 83-2 PARCEL 24

5206 07/14 0101 03CHECK 233.96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND EIGHT HUNDRED TWELVE AND 36/100($60,812.36) DOLLARS,

(a) of which THIRTEEN THOUSAND AND 00/100 ($13,000.00) DOLLARS has been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor herein hereby acknowledges, and

(b) of which FORTY SEVEN THOUSAND EIGHT HUNDRED TWELVE AND 36/100 ($47,812.36) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $49,900.00, payable to Commerce Union Bank and secured by Deed of Trusst of record in Book 6912, page 577, Register's Office for Davidson County, Tennessee.

I, MICHAEL DENNISTON, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MITCHELL T. CARLTON and PEGGY LYNN, both unmarried, as Joint Tenants With Rights of Survivorship, 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:

BEING the easterly 45.0 feet of Lot No. 15 on the Plan of H.M. Doak of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 15 fronts 45.0 feet on the southerly margin of McKennie Avenue and extends back 192.0 feet on the easterly and westerly line to a line in the rear, measuring 45.0 feet thereon.

BEING the same property conveyed to Michael Denniston by Deed in Lieu of Foreclosure from Claudie C. Roberson and Stacy Allen Shirley of record in Book 8594, page 590; and by Deed in Lieu of Foreclosure from Claudie C. Roberson, unmarried, of record in Book 8674, page 932, Register's Office for Davidson County, Tennessee.

DAWN M. DENNISTON, spouse of Michael Denniston, joins in this conveyance to convey any interest she may have in subject

property, particularly any marital interest.

This is improved property known as 1408 McKennie Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of H.M. Doak, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF we have hereunto set my hand on this the 6th day of June, 1992.

MICHAEL DENNISTON

DAWN M. DENNISTON

GRANTEES:

MITCHELL T. CARLTON

PEGGY LYNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL DENNISTON, DAWN M. DENNISTON, PEGGY LYNN and MITCHELL T. CARLTON, 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 this 6th day of July, 1992.

Notary Public

My Commission Expires:

4-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8674 PAGE 937

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	60812.36
CON TX	224.96
PRFEE	1.00
UFEE	8.00
TOTAL	233.96
CHECK	233.96

2 7 2 6 8

IDENTIF. TREFERENCE

JUL 14 9 40 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

07/14/92 01 09:41 0001 5206

No. 549952