STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 92

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. Denning (NAME)	Same as New Owner (NAME)	15DA 50470
1217 Rosebank Avenue (ADDRESS)	(ADDRESS)	84-1-124
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ramona M. Bagsby, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry J. Denning, Unmarried

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. 1 on the Plan of Rose Estates, Section 1, of record in Book 3600, page 37, Register's Office for said County.

Said Lot No. 1 fronts 82.46 feet on the easterly margin of Rosebank Avenue and extends back 267.73 feet on its broken northerly line and 243.18 feet on its southerly line to a line in the rear on which it measures 39.34 feet.

Being the same property conveyed to Barton K. Bagsby and wife, Ramona M. Bagsby, by deed from Retta E. Glimpse Floyd and husband, Richard Floyd, of record in Book 6522, page 692, Register's Office for said County. By Quitclaim Deed of record in Book 8635, page 117, said Register's Office, Barton K. Bagsby conveyed all his right, title and interest in subject property to Ramona M. Bagsby.

Barton K. Bagsby joins in this conveyance for the purpose of relinquishing all marital rights he may have in subject property now or in the future.

6397.0

IDENTIFICATION REFERENCE

Nov 13 9 51 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1217 Rosebank Avenue, Nashville, Tennessee 37206
(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 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 my hand this 4th day of November, 19 92

Ramona M. Bagsby

Barton K. Bagsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8785 PAGE 53

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ramona M. Bagsby and husband, Barton K. Bagsby

the 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 Madison, Tennessee, this 4th day of November, 19 92.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ramona M. Bagsby

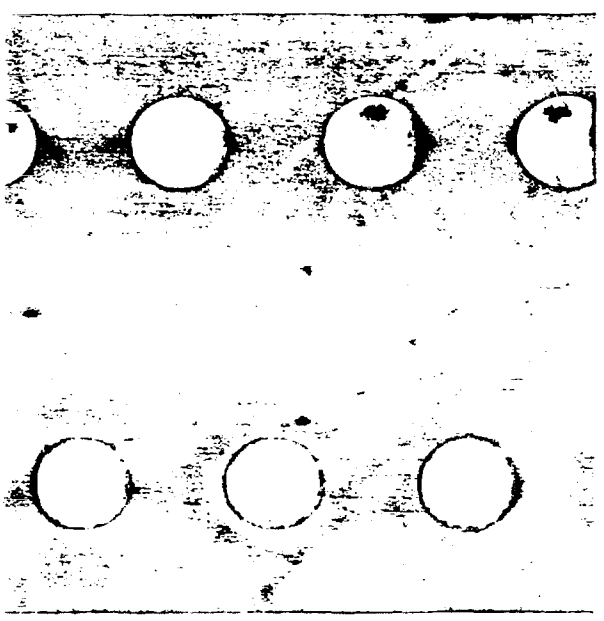
TO

Larry J. Denning

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

6399 11/13 0101 03CHECK 307.96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

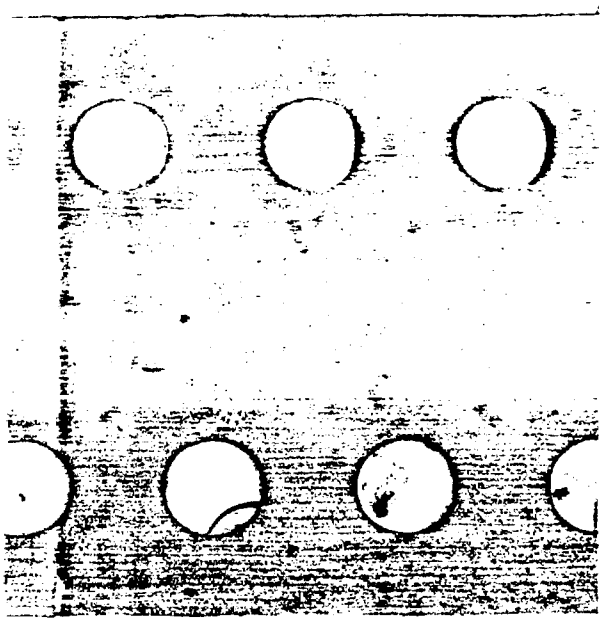
FOR _____

BOOK 8785 PAGE 54

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	80800.00
			CON TX	298.96
			PRFEE	1.00
			WDEED	8.00
			TOTAL	307.96
			CHECK	307.96

11/13/92 01 09:49 0001 6399



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6397.0

IDENTIFICATION REFERENCE

Nov 13 9 51 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 590211

[redacted]