THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 8897 PAGE 968

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles E. Denson 401 Keaton Avenue Old Hickory, TN 37138	Same as New Owner	Map 43 Parcel 15 Field Book 4D 36920

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 RAY DENSON, JAMES LEE DENSON, MORRIS CORDELL DENSON, ERNEST RAY DENSON, DOROTHY LOUISE DENSON VAUGHN and CHARLES EDDIE DENSON a/k/a CHARLES E. DENSON, being all the heirs and beneficiaries of the Estate of Bertha Adams Denson, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHARLES E. DENSON, 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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 11 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows:

BEGINNING on the westerly margin of a road, the first road on left from bridge over Cumberland River, said beginning point being the northeast corner of Tract No. 2 containing 50 acres, more or less; thence with the westerly margin of said road, North 2 deg. 48 min. West 195 feet, more or less, to the corner of Tracts Nos. 11 and 12; thence with the line between said tracts, South 42 deg. 45 min. West 769.4 feet to an iron pin; thence South 38 deg. East 128.7 feet, more or less, to the southwest corner of Tract No. 11; thence with the south line of said tract, North 42 deg. 45 min. East 638 feet, more or less, to an iron pin in the westerly margin of said road, the point of beginning, containing 2.02 acres, more or less.

BEING a part of the same property conveyed to Bertha A. Denson, a widow, by deed from Irene D. Stinson of record in Book 5337, page 34, Register's Office for Davidson County, Tennessee. And, the said Bertha A. Denson a/k/a Bertha Adams Denson died testate on January 28, 1993, predeceased by her husband, Eddie Lee Denson, and by the terms of her Last Will and Testament dated 3/24/78 and filed for probate on February 5, 1993, in the Probate Court for Davidson County, Tennessee, in the matter of ***In Re: Bertha Adams Denson,*** Case No. 93P172, the said Bertha A. Denson a/k/a Bertha Adams Denson devised the real property hereinabove described to James Lee Denson, Charles Eddie Denson, Bobby Ray Denson, Morris Cordell Denson, Ernest Ray Denson, and Dorothy Louise Denson Vaughn. And further being a part of the same property conveyed to Charles E. Denson by deed from Bertha A. Denson, a widow, of record in Book 5589, page 58, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 146 Scenic View Road, Old Hickory, TN 37138.

THE PARTIES desire that the property conveyed to Charles E. Denson by deed from Bertha A. Denson, a widow, of record in Book 5589, page 58, Register's Office for Davidson County, Tennessee, be joined with the remaining property vested in the Bertha A. Denson heirs to form one tract.

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 1993, which are a lien but not yet due and payable, and which will be paid in full, without proration, by the GRANTEE, when due.

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.

BOBBY RAY DENSON executes this Warranty Deed as Attorney in Fact for DOROTHY LOUISE DENSON VAUGHN, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 25th day of March, 1993.

"GRANTORS"

Bobby Ray Denson
BOBBY RAY DENSON

James Lee Denson
JAMES LEE DENSON

Morris Cordell Denson
MORRIS CORDELL DENSON

Ernest Ray Denson
ERNEST RAY DENSON

Charles Eddie Denson
CHARLES EDDIE DENSON a/k/a Charles E. Denson

Dorothy Louise Denson Vaughn
DOROTHY LOUISE DENSON VAUGHN
BY: BOBBY RAY DENSON, Attorney-In-Fact

"GRANTEE"

Charles E. Denson
CHARLES E. DENSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY RAY DENSON, JAMES LEE DENSON, MORRIS CORDELL DENSON, ERNEST RAY DENSON, and CHARLES EDDIE DENSON a/k/a CHARLES E. DENSON, 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 25th day of March, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of March, 1993, before me, personally appeared BOBBY RAY DENSON, to me known to be the person who executed the foregoing instrument on behalf of DOROTHY LOUISE DENSON VAUGHN and acknowledged that he executed the same as the free act and deed of the said DOROTHY LOUISE DENSON VAUGHN.

WITNESS my hand and official seal this the 25th day of March, 1993.

Patsy C. Davidson
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 $30,000.00.

Charles E. Denson
Affiant

Sworn to and subscribed before me, this the 25th day of March, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

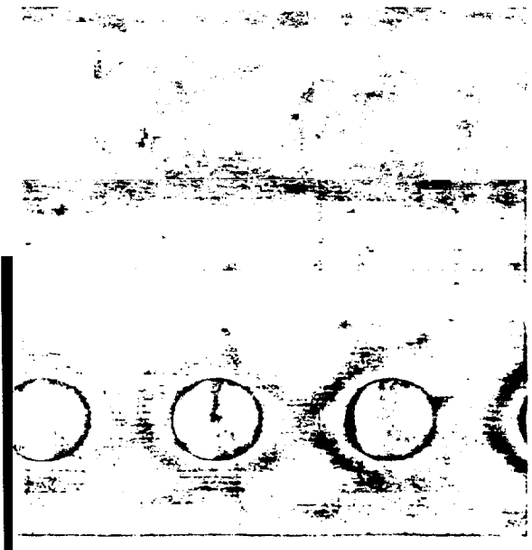
U3348

REFERENCE

93 MAR 31 AM 10:

93 MAR 31 AM 10:01 DEED

12.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8897 PAGE 971

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 124.00
				CHECK 124.00
			03.29.93 01	09:13 0001 6458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03848

REFERENCE

MAR 29 9 14 AM '93

No. 633924