Box 50
TC

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9017 PAGE 304

ADDRESS NEW OWNER:
John A. Deane and Natasha G. Deane
3613 Central Avenue
Nashville, Tennessee ~~37215~~ 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, Tennessee 37244

MAP AND PARCEL:
MAP 104-5
GROUP
PARCEL 300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Lane Denson IV and wife, Deborah Ezell Denson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Deane and wife, Natasha G. Deane, 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 is described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 and the westerly 10 feet of Lot No. 134 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 and part of Lot No. 134 front together 60 feet on the southerly side of Central Avenue, and run back between parallel lines 192.5 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to John Lane Denson IV and wife, Deborah Ezell Denson by deed from E.B. McDonald and wife, Katherine C. McDonald, as of record in Book 7281, page 973, Register's Office for Davidson County, Tennessee.

This is improved property known as 3613 Central Avenue, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes, lien but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Deane and wife, Natasha G. Deane, their heirs and assigns, forever; and we, John Lane Denson IV and wife, Deborah Ezell Denson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of July, 1993.

John Lane Denson IV

Deborah Ezell Denson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Lane Denson IV and wife, Deborah Ezell Denson, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 226,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of July, 1993.

NOTARY PUBLIC
My Commission Expires: 5-24-97

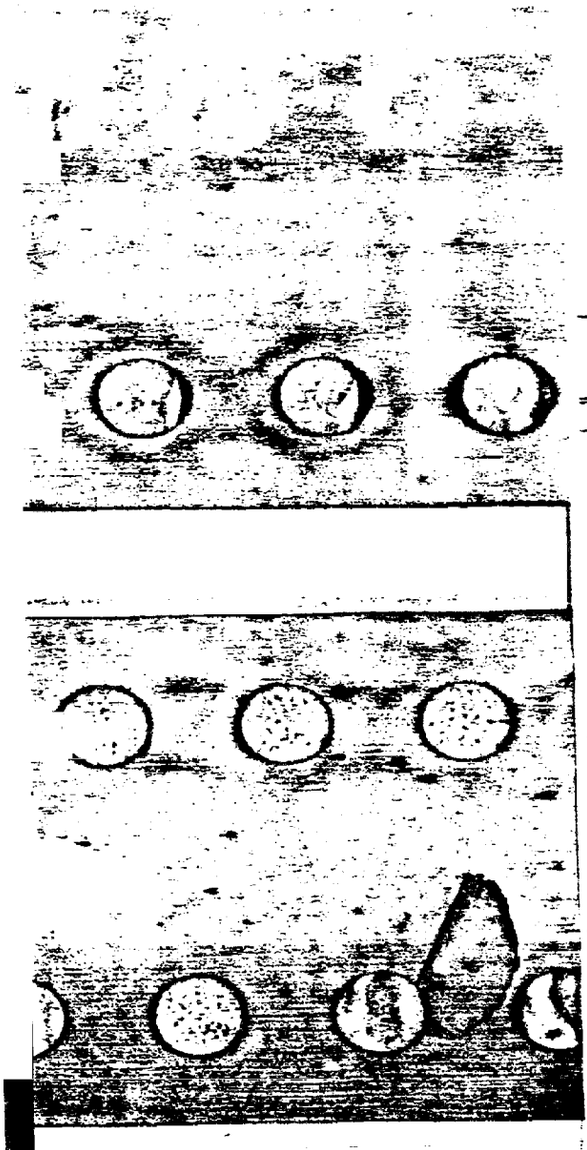
42124
IDENTIF. ^ REFERENCE

93 JUL 19 AM 10:04

FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

5086 07/19 0101 03CHECK 845.20

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



RECEIVED OF _____

FOR _____

BOOK 9017 PAGE 306

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	226000.00
			CON TX	836.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	845.20
			CHECK	845.20
07/19/93	01		10:05 0001	5086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42124
IDENTIF. & REFERENCE

93 JUL 19 AM 10:04
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 675483