[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Debra Litton Russell	Troy & Nichols, Inc.	MAP and PARCEL
[3105 Jonesboro Drive	Attn: Tax Dept.	86-14-279-3D2-61324
[Nashville, TN 37214	P.O. Box 4025	
	Monroe, LA 71211-4025	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary Alice Denning, married, and John Richard Denning, married, as joint tenants with right of survivorship**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Debra Litton Russell, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, Page 34, Register's Office for said county, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Alice Denning and John Richard Denning by deed from Thomas M. Sullivan and wife, Sheila K. Sullivan of record in Book 6742, Page 193, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3105 Jonesboro Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the grantors; 2) The Plan of Record in Book 4175, Page 34, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4272, Page 832, said Register's office.

90966

IDENTIF. & REFERENCE

93 NOV 30 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $73,500.00]
[ ]
[Debra Litton Russell]
[Affiant]
[Subscribed and sworn before me this 29th day of November, 1993.]
[ ]
[My Commission Expires: 7/23/94] Notary Public

NOTARY PUBLIC
STATE AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

We, the undersigned, **JOHN DENNING and LAURA DENNING**, spouses of Mary Alice Denning and John Richard Denning, respectively, hereby join in this conveyance to convey any and all marital rights we may or might have, if any, to the property herein conveyed.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **November, 1993.**

Mary Alice Denning
MARY ALICE DENNING

John Richard Denning
JOHN RICHARD DENNING

John J Denning
JOHN DENNING

Laura Denning
LAURA DENNING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

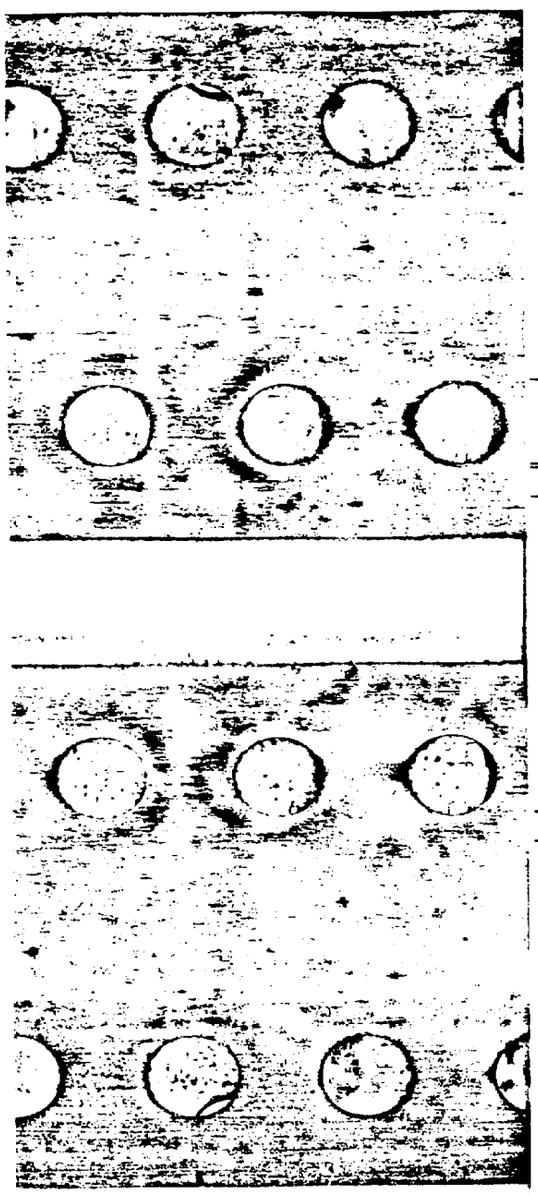
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **MARY ALICE DENNING and husband, JOHN DENNING, and JOHN RICHARD DENNING and wife, LAURA DENNING**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **November, 1993.**

Cindy S Sidle
Notary Public
My Commission Expires: 7/23/94

File No. 9311-525

4074 11/30 0101 03CHECK 280.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9167 PAGE 774

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 73500.00
				CON TX 271.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 280.95
				CHECK 280.95
			11/30/93 01	13:52 0001 4074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90968
IDENTIF. & REFERENCE

93 NOV 30 PM 1:

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 727781