FILE BOX 45

BOOK 9495 PG 403

ZANA C. PEEPLES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 364,400.00

James G. T. Denniston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. T. Denniston (NAME)	Owner (NAME)	MAP 98
5425 Mainsail Lane (ADDRESS)	(ADDRESS)	GROUP 9-0-A
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 80CO

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, Darlene Hendricks, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. T. Denniston and wife, Denise Denniston

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 Lot No. 197, on the plan of Lakeshore, Phase 2A, of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Darlene Hendricks by deed from Frank Batson Homes, Inc., of record in Book 8969, Page 917, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, Book 4077, Page 604, and Plat Book 7900, Page 425, Register's Office for said County.

94 OCT 18 AM 8:24
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE 00651

Unimproved ( )
Improved (X) property, known as 5425 Mainsail Lane, Hermitage, TN 37076
(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 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 17th day of October, 19 94

Darlene Hendricks

Darlene Hendricks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 9495 PG 404

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene Hendricks, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 1994

Commission expires March 25, 1995

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

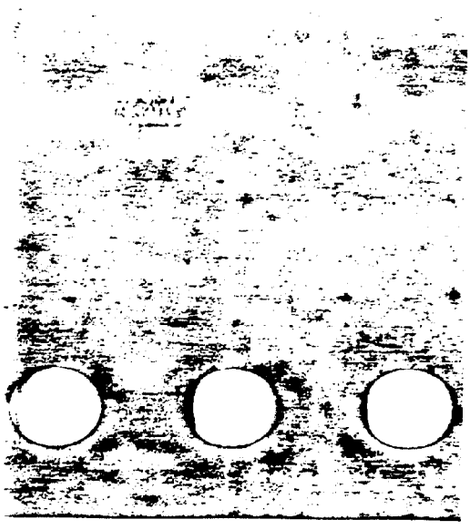
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

8969 10/18 0101 03CHECK

617.28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

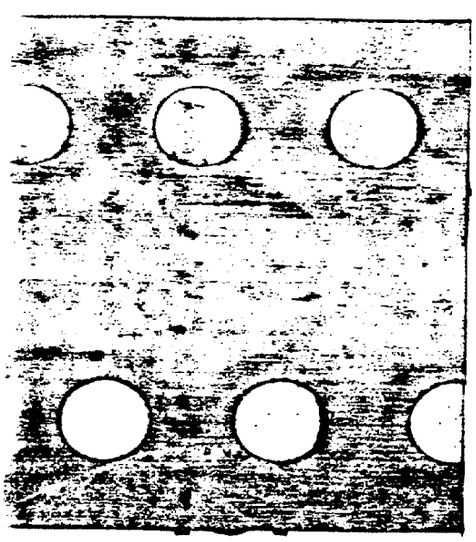
RECEIVED OF _____

FOR _____

BOOK 9495 PG 405

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 164400.00
CON TX 608.28
PRFEE 1.00
WDEED 8.00
TOTAL 617.28
CHECK 617.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/18/94 01 08-24 0001 8969

00651
IDENTIF. & REFERENCE

94 OCT 18 AM 8:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845159