BOOK 9558PG140

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Gary Carter	Southeastern Mortgage of Tennessee, Inc.	MAP and PARCEL
	Attn: Tax Dept.	
1505 Berry Street	565 Marriott Drive, Ste. 250	53-3-291
Old Hickory, TN 37138	Nashville, TN 37214	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, , Nashville, TN 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, **James L. Denson, Sr., by and through my lawful Attorney-in-Fact, Joyce Denson** and wife, Joyce Denson, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Gary Carter, 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:

Being Lot No. 245, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Berry Street, containing 0.08 acres, more or less.

Being the same property conveyed to James L. Denson, Sr., by deed from Maizelle D. Malone, widow, of record in Book 9087, Page 771, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1505 Berry Street, Old Hickory, TN 37138.

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 made by the Grantors; 2) The Plan of Record in Book 1424, Page 66, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2027, Page 398, said Register's office; 4) Permanent Easement for utilities of record in Book 2027, Page 398, said Register's office.

94 DEC 29 PM 12:54
REGISTER
DAVIDSON COUNTY, TN.

21114
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $47,500.00

Affiant

Subscribed and sworn before me this 21st day of December, 1994.

Notary Public

My Commission Expires: 1/24/98

NOTARY PUBLIC 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.

I, Joyce Denson, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said James L. Denson, Sr.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **21st** day of **December, 1994.**

James L. Denson Sr.
James L. Denson, Sr.

Joyce Denson
Joyce Denson

By: Joyce Denson
Joyce Denson
Attorney-in-Fact
By Virtue of a Limited Power of Attorney recorded simultaneously herewith

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 **Joyce Denson,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **James L. Denson, Sr.** , and is authorized by **James L. Denson, Sr.** to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,,** Tennessee, this **21st** day of **December, 1994.**

Notary Public
Notary Public
My Commission Expires: 1/24/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

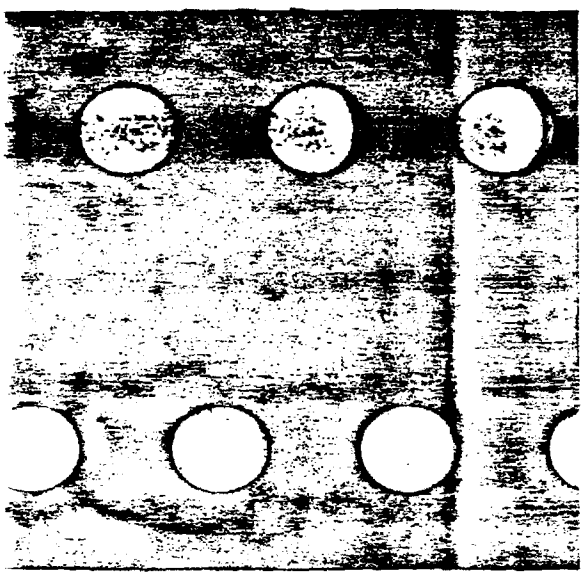
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Joyce Denson,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 1994.

Notary Public
Notary Public
My Commission Expires: 1/24/98

File No.

7358 12/29 0101 03CHECK 184.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

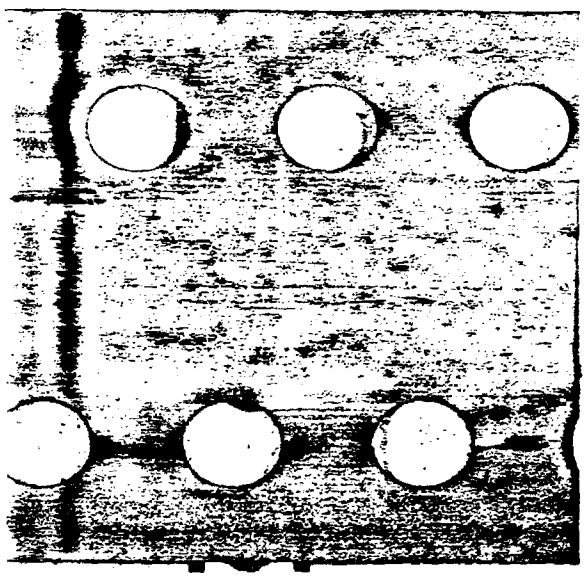
RECEIVED OF _____

FOR _____

BOOK 9558PG142

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	47500.00
CON TX	175.75
PRFEE	1.00
WDEED	8.00
TOTAL	184.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 184.75

12/29/94 01 12:54 0001 7358

21114
IDENTIF. # REFERENCE

94 DEC 29 PM 12:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 867152