BOOK 9567 PG 663

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 95

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence E. Deneen	SAME	MAP 151-1A #102
(NAME)	(NAME)	
3316 Milbridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Nelson/Puncochar/Harding, a Tennessee Gen. Partnership composed of Richard Nelson, Richard John Puncochar and Mrs. Esmond Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence E. Deneen and wife, Evelyn M. Deneen, Revocable Trust #30207, Trustee

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 in Davidson County, Tennessee, being Lot No. 102 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Plat Book 6900, page 444-447, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Nelson/Puncochar/Harding, a Tennessee General Partnership, composed of Richard Nelson, Richard John Puncochar and Mrs. Esmond Harding, by deed from Kenneth S. Victory, individually, and d/b/a Kenneth Victory Construction Co., of record in Book 9371, page 615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0554 01/09 0101 03CHECK 404.53

unimproved ( )
This is improved (X) property, known as 3316 Milbridge Drive, Antioch, TN 37013
(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 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 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 6th day of January, 19 95

Nelson/Puncochar/Harding, a Tennessee Gen. Partnership
By:
Richard John Puncochar, General Partner

BOX 15

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Richard John Puncochar and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Nelson/Puncochar/Harding partnership, the within named bargainor, and ~~corporation~~, and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership, by the said Richard John Puncochar as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of January 19 95 .

My commission expires May 25, 1996

_____
Notary Public

LEE E. CRANFORD
NOTARY PUBLIC

24058

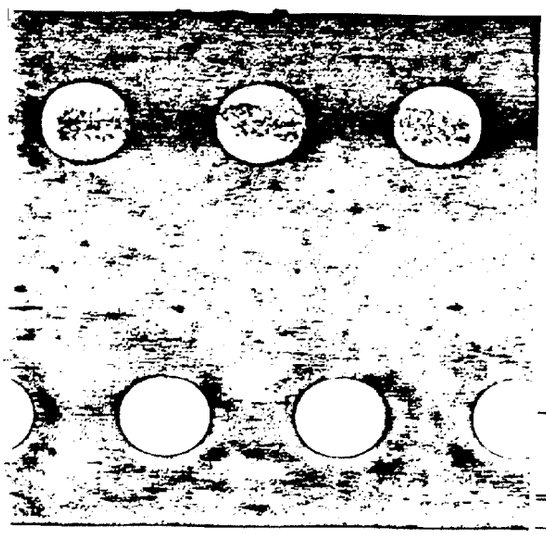
IDENTIF. ⇑ REFERENCE

95 JAN -9 PM 3:23

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from Nelson/Puncochar/Harding, to Clarence E. Deneen and wife, Evelyn M. Deneen.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

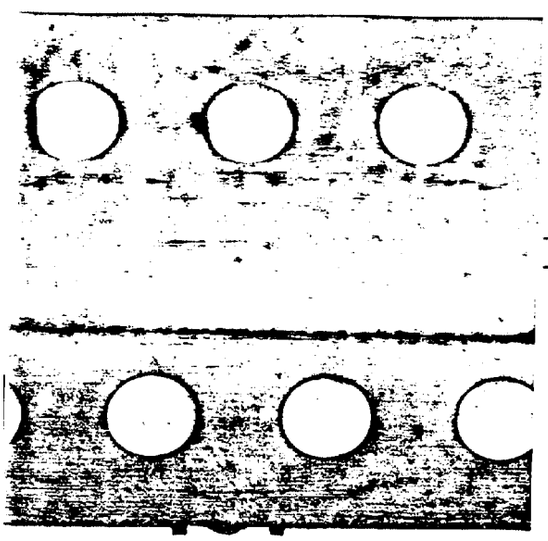
RECEIVED OF _____

FOR _____

BOOK 9567 PG 665

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
106900.00
CON TX 395.53
PRFEE 1.00
WDEED 8.00
TOTAL 404.53
CHECK 404.53

01/09/95 01 15:23 0001 0554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24058
IDENTIF. ↑ REFERENCE

95 JAN -9 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 870416