THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9579 PG 217

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Teresa L. Ray 112 Draper Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 33-4 Parcel 11 Field Book GO 03710

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, OAKLEY DELTON DENTON a/k/a DELTON DENTON , DIANA GADDY GUPTON and TANYA GADDY WOODS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto TERESA L. RAY, a single person, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of Goodlettsville Heights, Section III of record in Plat Book 1835 at page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to O. M. Denton, a/k/a Oakley M. Denton, and wife, Louise Gill Denton, a/k/a Annie Louise Denton, by Warranty Deed from W.C. Moncrief & Company, Inc., a Tennessee corporation, by deed of record in Book 2096, page 549, Register's Office for Davidson County, Tennessee. The said Louise Gill Denton died on November 1, 1981, at which time the property became vested solely in O.M. Denton, as surviving tenant by the entirety. Oakley M. Denton thereafter married Mildred M. Denton. Oakley M. Denton died testate on June 5, 1987 leaving a Last Will and Testament wherein Mildred M. Denton was given a life estate in and to the real property, hereinabove described, with the remainder to Oakley Delton Denton and Delores Denton Gaddy. Delores Denton Gaddy died on December 22, 1983, survived by Diana Gaddy Gupton and Tanya Gaddy Woods, the only children born to or adopted by Delores Denton Gaddy, during her lifetime and her only heirs-at-law. On June 13, 1993, by deed filed for record in Book 9014, page 704, Register's Office for Davidson County, Tennessee Mildred M. Denton, widow of Oakley M. Denton, conveyed all of her right, title or interest in and to the said real property to Oakley Delton Denton. The Last Will and Testament of Oakley M. Denton gave and bequeathed to Mildred M. Denton a life estate in the said property with the power to sell same during her lifetime, in which case one-half of the proceeds from the said sale were to be the property of Mildred M. Denton, with one-fourth of the proceeds from said sale to Oakley Delton Denton and the remaining one-fourth to Delores Denton Gaddy, which now vests in her heirs, Diana Gaddy Gupton and Tanya Gaddy Woods. Mildred M. Denton is alive and her rights of sale were transferred to Oakley Delton Denton by virtue of the said Quitclaim Deed. Accordingly, the interest of the selling parties herein for purposes of receiving the net distributive proceeds from the sale of the said property is: Oakley Delton Denton - 75%, Diana Gaddy Gupton - 12.5% and Tanya Gaddy Woods - 12.5%.

The mailing address for the said property is: 112 Draper Drive, Goodlettsville, Tennessee 37072.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Plat Book 1835, page 98, said Register's Office.

And WE, the GRANTORS, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: HELEN C. DENTON, wife of OAKLEY DELTON DENTON a/k/a DELTON DENTON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 16th day of January, 1995.

"GRANTORS"

Oakley Delton Denton
OAKLEY DELTON DENTON
a/k/a DELTON DENTON

Helen C. Denton
HELEN C. DENTON

Diana Gaddy Gupton
DIANA GADDY GUPTON

Tanya Gaddy Woods
TANYA GADDY WOODS

"GRANTEES"

Teresa L. Ray
TERESA L. RAY

95 JAN 23 AM 10:47
FEE
REGISTER
DAVIDSON COUNTY TN

27216
IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OAKLEY DELTON DENTON a/k/a DELTON DENTON and wife, HELEN C. DENTON, DIANA GADDY GUPTON, TANYA GADDY WOODS and TERESA L. RAY, with whom I am personally acquainted (or 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, at office, this the 16th day of January, 1995.

Patsy C. Durden
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,540.00.

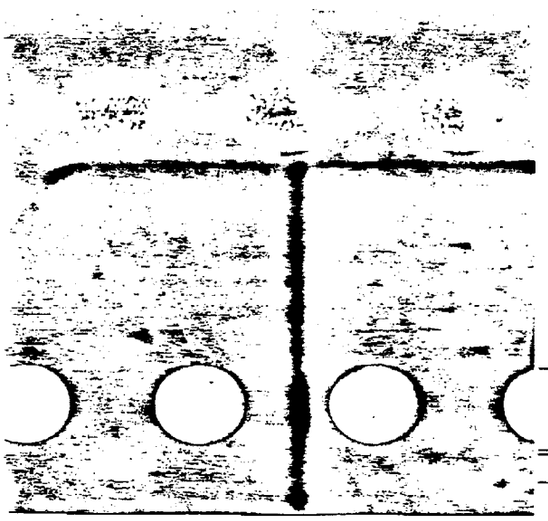
Teresa L. Ray
Affiant

Sworn to and subscribed before me, this the 16th day of January, 1995.

Patsy C. Durden
NOTARY PUBLIC

My Commission Expires: 12/6/97

325.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

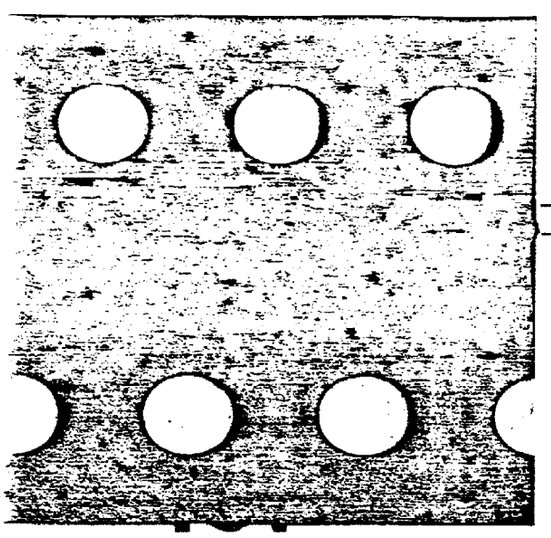
RECEIVED OF _____

FOR _____

BOOK 9576 PG 219

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	85540.00
CON TX	316.35
PRFEE	1.00
WDEED	8.00
TOTAL	325.35
CHECK	325.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27216

IDENTIF. & REFERENCE

95 JAN 23 AM 10:4[illegible]

FELIX [illegible]

DAVIDSON COUNTY, TN

No. 873981