THIS INSTRUMENT PREPARED BY:
F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dickey Ryman 314 McArthur Drive Madison, Tennessee 37115	Same	Map No. 71-15 Parcel No. 111

WARRANTY DEED

For a consideration, the receipt and sufficiency of which is hereby acknowledged, BRUCE ROBERT DENSON, II, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DICKEY RYMAN, hereinafter called Grantee, his heirs and assigns, all of his rights, title and interest in a certain tract of land bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of H. W. Chenowith's Wildwood Addition, of record in Book 161, page 153, Register's Office for said County.
>
> Said Lot No. 8 fronts 45 feet on the westerly side of Joseph Avenue and runs back between lines 150 feet to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Cora G. Denson by deed from J. O. Covington and wife, Wilma Covington, of record in Book 5010, page 641, Register's Office for Davidson County, Tennessee. The said Cora G. Denson died, unmarried and intestate, on February 25, 1989. During her lifetime the said Cora G. Denson was married to Leo Denson and from that marriage two sons were born, Jesse L. Denson and Bruce Robert Denson. The said Jesse L. Denson died unmarried, intestate and without issue on September 11, 1988. The said Bruce Robert Denson died unmarried and intestate on December 20, 1976, survived by two sons, Timothy Dell Denson and Bruce Robert Denson, II. The foregoing is set out in the Affidavit of Heirship, of record in Book 7941, page 784, said Register's Office. The said Timothy Dell Denson conveyed his interest in the property to James Scoutten, Trustee by deed of record in Book 9343, page 683, said Register's Office. The said James Scoutten, Trustee conveyed his interest in the property to Bruce Robert Denson, II by deed of record in Book 9552, page 914, said Register's Office.

This is improved property known as 1314 Joseph Avenue, Nashville, Tennessee 37207.

This conveyance is subject to the deed of trust of record in Book 9549, page 114, and re-recorded in Book 9555, page 72, Register's Office for Davidson County, Tennessee, and Grantor hereby assumes responsibility for the payment of the indebtedness secured by said Deed of Trust.

TO HAVE AND TO HOLD said parcel of land, with the

appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 23rd day of March, 1995.

BRUCE ROBERT DENSON, II

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 1995.

Notary Public

My Commission Expires: 11-23-97

STATE OF TENNESSEE)

3771 03/24 0101 03CHECK 53.40

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Robert Denson, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 1995.

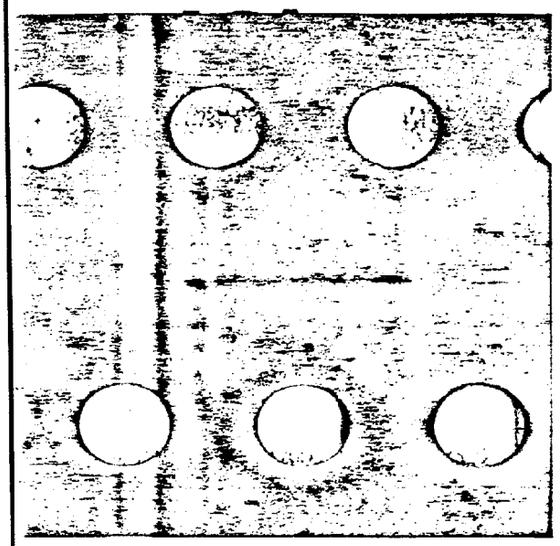
NOTARY PUBLIC

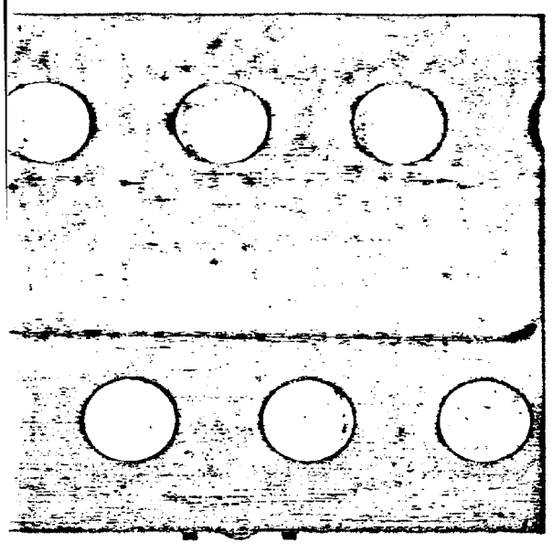
My Commission Expires: 11-23-97

45119
IDENTIF. ↑ REFERENCE

95 MAR 24 PM 2:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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





RECEIVED OF _____

FOR _____

BOOK 9627 PG 312

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	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	8.00
TOTAL	53.40
CHECK	53.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/24/95 01 14:22 0001 3771

45119
IDENTIF. ↑ REFERENCE

95 MAR 24 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893331