This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9648 PG 340

ADDRESS NEW OWNER:
Arnold Rosen and Kitty E. Rosen
1002 Iverson Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
Map 72
Group 2
Parcel 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Loyd Brent Denney and Dora D. Denney**, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arnold Rosen and wife, Kitty E. Rosen**, 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. 77 on the Plan of Maynor Place, of record in Book 843, page 24, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 77 fronts 60 feet on the southerly margin of Iverson Avenue, and runs back 160 feet on the east and west sidelines, and measures 60 feet across the rear lot line.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Loyd Brent Denney and wife Dora D. Denney, by deed from Grace W. Woodard, dated April 13, 1973, as of record in Book 4699, page 244, Register's Office for Davidson County, Tennessee. Loyd Brent Denney and Dora D. Denney have since divorced. The Final Decree of Absolute Divorce was filed on July 28, 1987, in Book 37C, page 2125, in the Circuit Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1002 Iverson Avenue, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 843, page 24, said Register's Office.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arnold Rosen and wife, Kitty E. Rosen, their heirs and assigns, forever; and we, Loyd Brent Denney and Dora D. Denney, as tenants in entireties, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of April, 1995.

Loyd Brent Denney
Loyd Brent Denney

Dora D. Denney
Dora D. Denney

95 APR 18 PM 12:14

52687

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Loyd Brent Denney and Dora D. Denney, as tenants in entireties, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 13th day of April, 1995.

Patricia M. Durin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

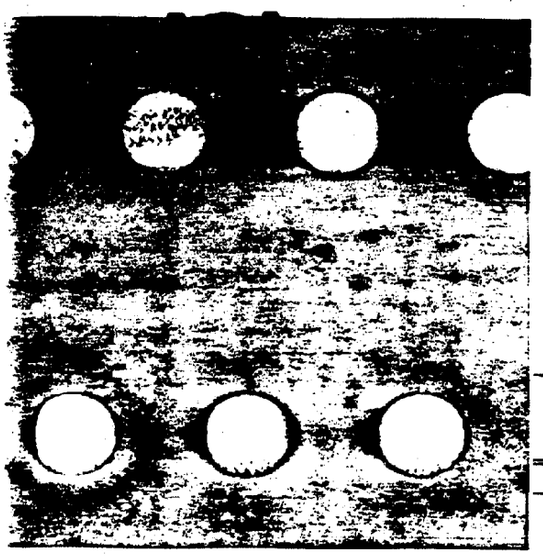
STATE OF TENNESSEE)
COUNTY OF WILSON)

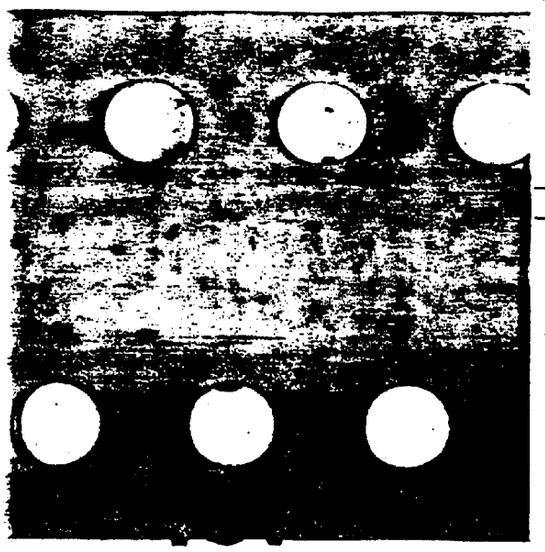
The actual value or consideration, whichever is greater, for this transfer is $ 29,000.00.

Kitty E. Rosen
AFFIANT

Subscribed and sworn to before me
this 13th day of April, 1995.

Patricia M. Durin
NOTARY PUBLIC
My Commission Expires: February 3, 1997





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9648 PG 342

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	29000.00
CON TX	107.30
PRFEE	1.00
MTGFEE	8.00
TOTAL	116.30
CHECK	116.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/13/95 01 12:14 0001 2028

52687
IDENTIF. & REFERENCE

95 APR 18 PM 12:14
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

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No. 901503