FILE BOX 45

BOOK 9691 PG 557

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton	NVR Mortgage	MAP 136-10
(NAME)	(NAME)	
2528 Owendale Drive	111 Ryan Court	GROUP B
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pittsburg, PA 15230	PARCEL 38.00
(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, James L. Snider and Christopher D. Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton, unmarried

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. 53, Unit 53, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James L. Snider and Christopher D. Jenkins by deed from Mildred F. Starks, of record in Book 9497, Page 592, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5931, Page 645; Book 6021, page 99; Book 6106, page 610 and Book 6199, page 270, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by David Barry Cross and wife, Mary Jacquelyn Cross, to Marvin Posner, Trustee, for Ryan Financial Services, Inc., dated April 24, 1984, and filed for record in Book 6277, Page 306, Register's Office for said County, with an unpaid principal amount of approximately $43,943.62, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 212 Seneca Forest Court, Nashville, TN 37217
(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 our hand s this 31st day of May, 19 95

James L. Snider

Christopher D. Jenkins

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9691 PG 558

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Snider and Christopher D. Jenkins

the bargainor s, 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 and official seal at Nashville, Tennessee, this 31st day of May, 19 95.

Commission expires January 20, 1999

Notary Public

ZANA C. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

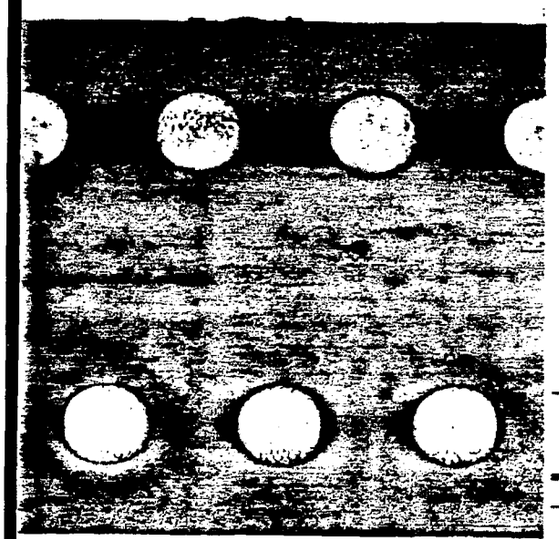
IDENTIF. & REFERENCE 006 7023

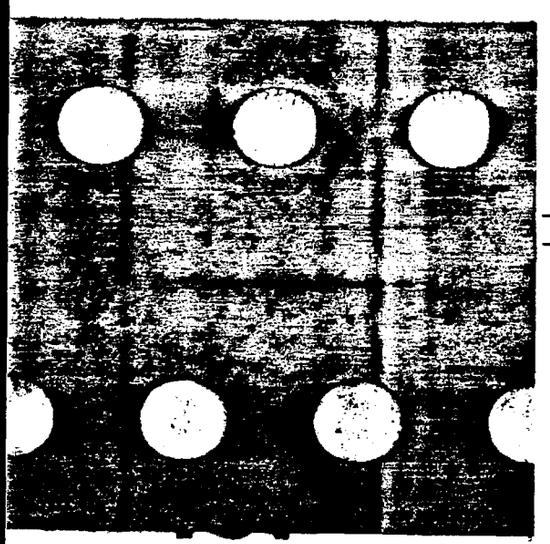
95 JUN -5 PM 2:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7870 06/05 0101 03CHECK

197.70





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

RECEIVED OF _____

FOR _____

BOOK 9691 PG 559

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 51000.00
MOR TX 188.70
PRFEE 1.00
[illegible]
MOR TX 188.70-
CON TX 188.70
WDEED 8.00
TOTAL 197.70
CHECK 197.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067023
IDENTIF. & REFERENCE

95 JUN -5 PM 2:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

06/05/95 01 14:47 0001 7870

No. 917164