THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

BOOK 9750 PG 107

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NOS:
DAVID E. BABCOCK, et ux, NANCY M. BABCOCK 765 Oakdell Avenue Madison, TN 37115	Mr. Robert L. Moore P. O. Box 3 Goodlettsville, TN 37070	Map 52-01-0 Parcel 250.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, [including the assumption of a *Deed of Trust* in the original principal amount of *Forty-one Thousand One Hundred Eighty-nine and 38/100 Dollars ($41,189.38)* payable to **ROBERT L. MOORE**, of record in Book 7490, page 86, Register's Office for Davidson County], **DENISE LYN HARWOOD, a single person**, *hereinafter referred to as Grantor,* has this day bargained and sold, and does hereby transfer and convey unto the said **DAVID E. BABCOCK and wife, NANCY M. BABCOCK**, *hereinafter referred to as Grantees,* their successors, heirs and assigns, certain real estate in ***Davidson County,*** Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Plan of Power & Roth Subdivision, of record in Book 843, page 75, Register's Office for said County.

SAID Lot No. 5 fronts 50 feet on the easterly margin of Oakdell Avenue and extends back between parallel lines, 145 feet to a dead line.

BEING the same property conveyed to Denise Lyn Harwood, a single person, by deed from Mary L. Frizzell and husband, John W. Frizzell, Sr., of record in Book 8993, page 356, Register's Office for Davidson County, Tennessee.

This is improved property known as: ***765 Oakdell Avenue, Madison, TN 37115***

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 31st day of July, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Denise Lyn Harwood

DENISE LYN HARWOOD
a single person

BOOK 9750 PG 108

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 46,979.89 .

Denise Lyn Harwood
AFFIANT

Subscribed and sworn to before me,
this 31st day of July, 1995.

8022 08/02 0101 03CHECK 182.83

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/7/97

0085397

IDENTIF. # REFERENCE

95 AUG -2 PM 2:57

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

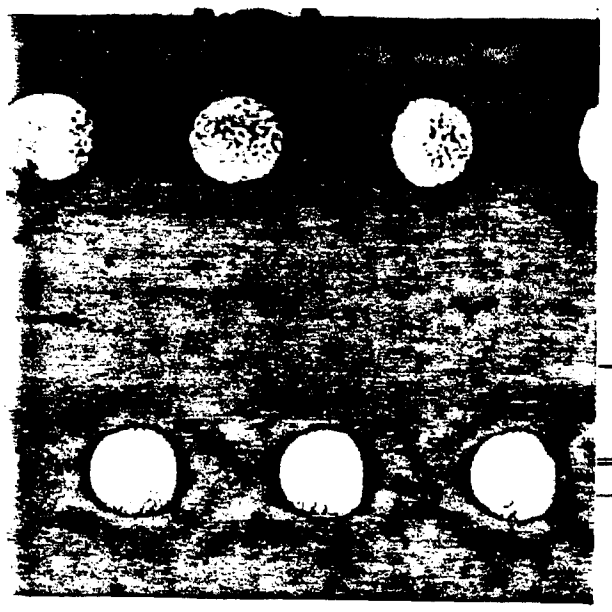
STATE OF TENNESSEE)
COUNTY OF SUMNER)

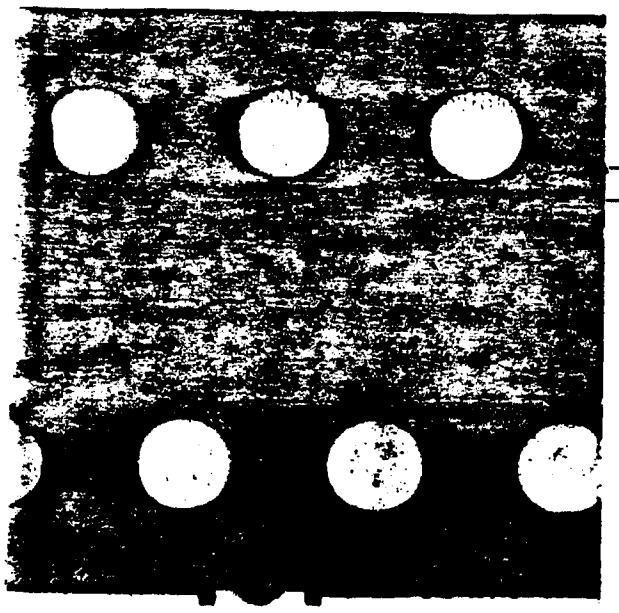
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **DENISE LYN HARWOOD, a single person**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Tennessee, this 31st day of July, 1995.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/7/97





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

RECEIVED OF _____

FOR _____

BOOK 9750 PG 109

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 46979-89
CON TX 173-83
PRFEE 1-00
WDEED 8-00
TOTAL 182-83
CHECK 182-83

08/02/95 01 14:57 0001 8022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085397
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937054