FILE BOX 45

WARRANTY DEED

BOOK 9970 PG 704

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 $ 52,931.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 96

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Denton (NAME)	Boatmen's National Mortgage, (NAME)	MAP 44-15
707 Cleve Street (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 57
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	04D43170

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, Angela Redden Estes and husband, John S. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Denton and wife, Lisa I. Denton

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. 42, on the plan of Section "A" Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Angela Redden, unmarried, by deed from Julie A. McClure, unmarried, of record in Book 9681, Page 448, Register's Office for said County.

Angela Redden is one and the same person as Angela Redden Estes.

This conveyance is subject to a Deed of Trust executed by Julie A. McClure and husband, Steve R. McClure, to Delta Title Company, Trustee, for Tennessee Housing Development Agency, c/o National Mortgage Company, dated May 3, 1989, and filed for record in Book 7837, Page 131, Register's Office for said County, with an unpaid principal amount of approximately $ 43,731.67, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

John S. Estes joins in this conveyance to convey any and all marital rights he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 707 Cleve Street, Old Hickory, TN 37138
(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 5th day of March 19 96

Angela Redden Estes

Angela Redden Estes

John S. Estes

BOOK 9970 PG 705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Redden Estes and husband, John S. Estes

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 5th day of March 19 96

Commission expires January 20, 1999

Notary Public

TANA C. PETTY
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_____.

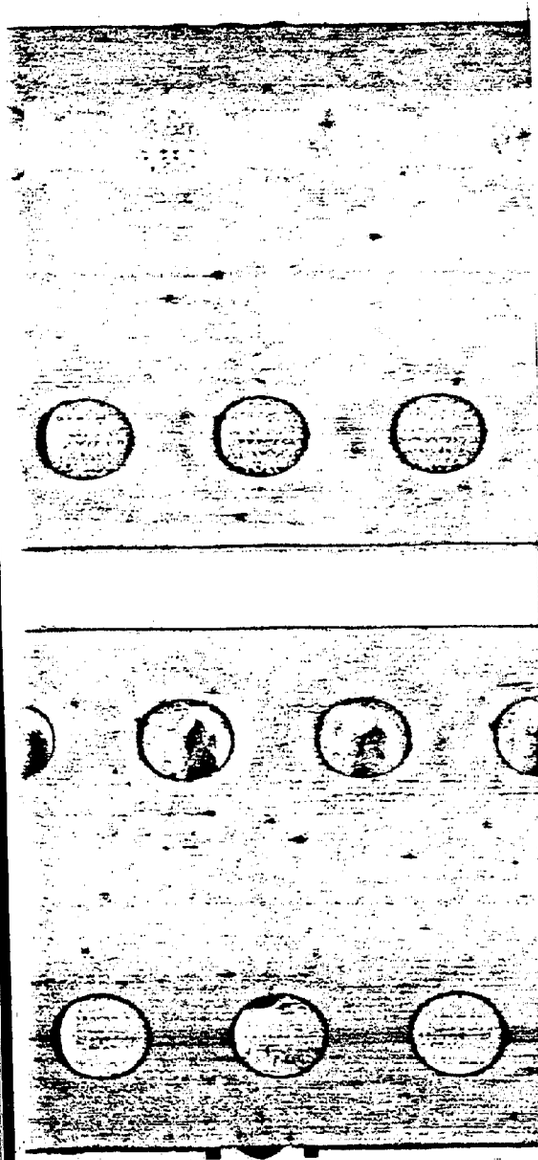
My commission expires _____

Notary Public

0157395
IDENTIF. & REFERENCE

96 MAR -6 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5495 03/06 0101 03CHECK 204.85



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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 706

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 52931.67
CON TX 195.85
PRFEE 1.00
WDEED 8.00
TOTAL 204.85
CHECK 204.85

03/06/96 01 13:13 0001 5495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157395
IDENTIF. # REFERENCE

96 MAR -6 PM 1:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1013607