OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569038

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

Jerome Denny Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF April, 1996.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN,37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jerome Denny, Jr. et ux (NAME)	GMAC Mortgage Corporation (NAME)	134-9-70
4048 Scotwood Dr. (ADDRESS)	8360 Old York Road (ADDRESS)	5DU-77678
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Elkins Park, PA 19027 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 103,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Gabriel Tompkins and wife, Sheila M. Tompkins

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jerome Denny, Jr. and wife, Keily J. Denny

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 48 on the plan of Woodland Hills, Phase One, as of record at Book 6900, pages 666-669, amended in Book 7564, page 404 and surveyor's correction in Book 7574, page 894, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8198 , page 364 ,*said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Book 7632, page 947, Book 7262, page 388, Book 3103, page 37 and said Plan at Book 6900, pages 666-669, amended in Book 7564, page 404 and surveyor's correction at Book 7574, page 894, all at said Register's Office.

* and by Deed of Correction (together with the Scrivener's Affidavit thereto) which is being placed of record in the pages immediately preceding this deed.

017093 IDENTIF. ↑ REFERENCE

96 APR 15 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

010-14001

PAID 10014.920

unimproved ( )
This is improved (X) property, known as 4048 Scotwood Dr., Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 12th day of April, 1996.

Gabriel Tompkins

Sheila M. Tompkins

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gabriel Tompkins and wife, Sheila M. Tompkins, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 12th day of April, 1996.

My Commission expires:
11-27-96

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

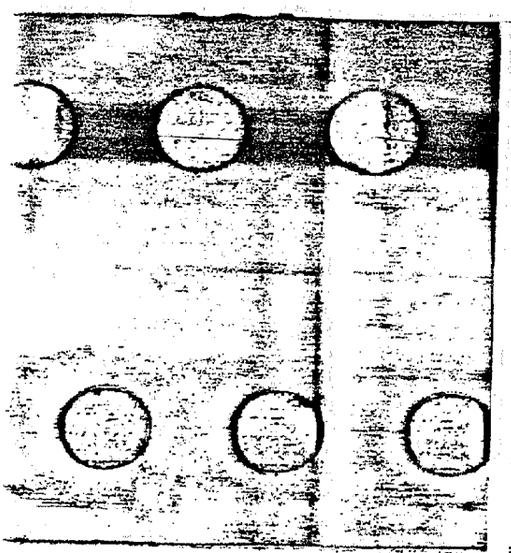
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

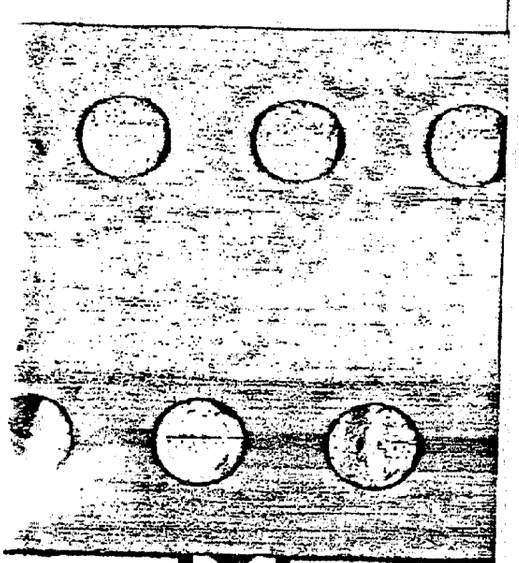
Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

Notary Public

220.15 01 03CHECK 21.95





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

RECEIVED OF _____

FOR _____

BOOK 10014 PG 921

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	
				103500.00
			CON TX	382.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	391.95
			CHECK	391.95
04/15/96	01		09:42 0001	0230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171093 IDENTIF. ↑ REFERENCE

96 APR 15 AM 11:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023188