BOOK 10019 PG 400

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Peggy Ann Denson, et ux, et al 741 Forest Retreat Road Hendersonville, TN 37075	William F. Dabbs 410 Alta Loma Road Goodlettsville, TN 37072	Map 25-16 Parcel 66

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM F. DABBS, an unmarried man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto PEGGY ANN DENSON and husband, MORRIS C. DENSON, a one-fifth (1/5th) undivided interest, NANCY HARBISON, a one-fifth (1/5th) undivided interest, LARRY SAMUEL HOWELL and wife, IRENE GAYLE HOWELL, one-fifth (1/5th) undivided interest, DAVID LEE HOWELL and wife, ANITA DIANE HOWELL, one-fifth (1/5th) undivided interest and MARK STEVEN HOWELL and wife, TERRI LYN HOWELL, one-fifth (1/5th) undivided interest, hereinafter referred to as the "GRANTEES", their respective heirs and assigns, subject to a life estate retained by WILLIAM F. DABBS, under terms and provisions contained herein, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 52 on the plan of Goodlettsville Heights, Section IV, as of record in Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at point in the eastern margin of Alta Loma Road at the corner of Lots Nos. 51 and 52; thence with the line between said lots southeasterly 386.6 feet to a point; thence northeasterly 105 feet to the margin of Draper Circle; thence with southerly margin of the same, northwesterly 365 feet to the beginning of curve; thence around said curve westerly 39.3 feet to the easterly margin of Alta Loma Road; thence with margin of the same, southwesterly 103.8 feet to the point of beginning.
>
> BEING the same property conveyed to William F. Dabbs and wife, Mazie N. Dabbs, by deed from Thomas W. Moore and wife, Jacquelyne M. Moore, of record in Book 4627, page 125, Register's Office for Davidson County, Tennessee. The said Mazie N. Dabbs died on May 13, 1995, at which time ownership and title to the said property became vested solely in William F. Dabbs as surviving tenant by the entirety.
>
> The mailing address for the said property is 410 Alta Loma Road, Goodlettsville, TN 37072.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous deed of record.

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 respective heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 1996, which are a lien but not yet due and payable.
2. Restrictive covenants of record in Book 2147, page 53, Register's Office for Davidson County, Tennessee.
3. All easements apparent and of record.
4. Any and all matters shown on the Plan of Goodlettsville Heights, Section IV, as of record in Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

LIFE ESTATE: THE GRANTOR, WILLIAM F. DABBS, RESERVES FOR HIMSELF A LIFE ESTATE IN AND TO THE REAL PROPERTY AS HEREINABOVE DESCRIBED, TOGETHER WITH ALL OF THE IMPROVEMENTS THEREON THE APPURTENANCES THERETO, SUBJECT TO THE FOLLOWING:

1. **DURING THE TERM OF THE LIFE ESTATE, WILLIAM F. DABBS WILL BE SOLELY RESPONSIBLE FOR ALL UPKEEP, MAINTENANCE, TAXES AND INSURANCE ON THE SAID PROPERTY;**
2. **THE SAID LIFE ESTATE WILL BE TERMINATED IN THE EVENT WILLIAM F. DABBS:**
   - A. **VACATES THE PREMISES AND VOLUNTARILY ESTABLISHES HIS RESIDENCE ELSEWHERE; OR,**
   - B. **FAILS TO ACTUALLY RESIDE ON THE PREMISES FOR A PERIOD OF SIX (6) CONSECUTIVE MONTHS, FOR ANY REASON.**
3. **UPON TERMINATION OF THE LIFE ESTATE OF WILLIAM F. DABBS, EACH OF THE GRANTEES WILL BE LIABLE FOR HIS, HER, OR THEIR PROPORTIONATE SHARE OF ALL COSTS AND EXPENSES RELATING TO THE UPKEEP, MAINTENANCE, TAXES AND INSURANCE ON THE SAID PROPERTY.**

WITNESS our hands on the day and date acknowledged below.

William F Dabbs
WILLIAM F. DABBS
Grantor/Life Tenant

Nancy Harbison
NANCY HARBISON, Grantee

Larry Samuel Howell
LARRY SAMUEL HOWELL, Grantee

Irene Gayle Howell
IRENE GAYLE HOWELL, Grantee

David Lee Howell
DAVID LEE HOWELL, Grantee

Anita Diane Howell
ANITA DIANE HOWELL, Grantee

Mark Steven Howell
MARK STEVEN HOWELL, Grantee

Terri Lyn Howell
TERRI LYN HOWELL

Peggy Ann Denson
PEGGY ANN DENSON

Morris C. Denson
MORRIS C. DENSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. DABBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of ~~March~~ April, 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires:

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF MISSOURI }
COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY HARBISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14 day of March, 1996.

Lea Ann Scurlock
NOTARY PUBLIC

My Commission Expires: 2/25/97

LEA ANN SCURLOCK
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires: Feb. 25, 1997

STATE OF TEXAS }
COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY SAMUEL HOWELL and wife, IRENE GAYLE HOWELL, 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, at office, this the 8TH day of ~~March~~ Apr. 1, 1996.

Jolene Lehmann
NOTARY PUBLIC

My Commission Expires: 5-23-97

JOLENE LEHMANN
Notary Public, State of Texas
My Comm. Expires May 23, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID LEE HOWELL and wife, ANITA DIANE HOWELL, 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, at office, this the 12th day of ~~March~~ April, 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK STEVEN HOWELL and wife, TERRI LYN HOWELL, 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, at office, this the 15th day of ~~March~~ April, 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY ANN DENSON and husband, MORRIS C. DENSON, 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, at office, this the 15th day of ~~March~~ April, 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Patsy C. Davidson
Affiant

Sworn to and subscribed before me, this the 15th day of ~~March~~ April, 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

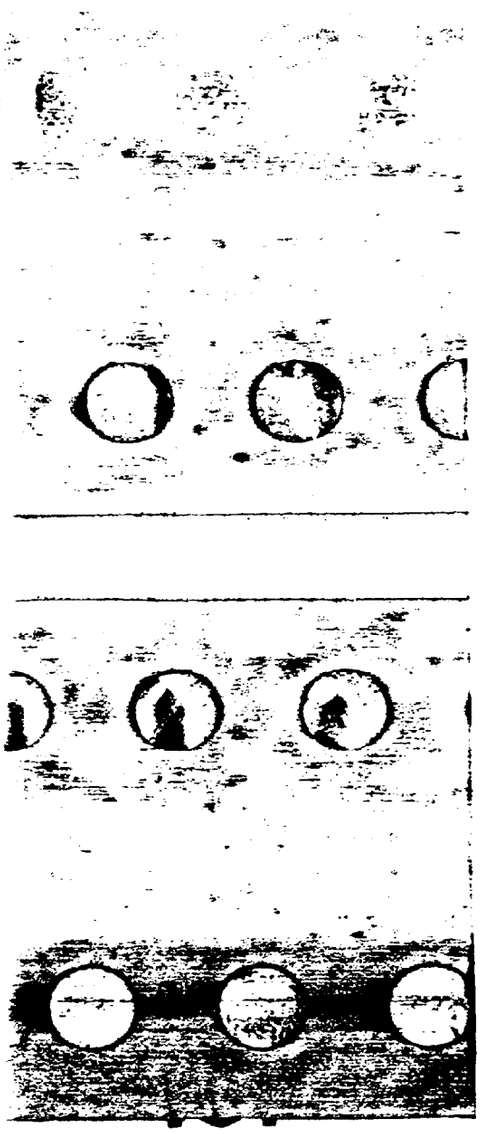
0172530
IDENTIFICATION REFERENCE

96 APR 18 AM 9:17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10019 PG 404

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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
			[illegible]	90000.00
			[illegible] TX	333.00
			[illegible]	1.00
			[illegible]	.50
			[illegible]	333.00
			[illegible]	333.00

[illegible] 1355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172530
IDENTIF. & REFERENCE

96 APR 18 AM 9:18

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1029703