40-4

This Instrument Prepared By:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 10093 PG 597

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
John D. Denton and James S. Sweeney, Sr. 1213 Huntingboro Court Antioch, TN 37013	New Owner	Map 061-07 Parcel 089

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust executed by James M. Stanfield and wife, Wendy Stanfield, to D. Gene Merrill, Trustee, in favor of Atlantic Coast Mortgage Company, in the original principal sum of $51,300.00, which mortgage is recorded in Book 7060, page 870, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned to Chemical Mortgage Company; James M. Stanfield, married, and Wendy Stanfield, unmarried, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto John D. Denton and James S. Sweeney, Sr., hereinafter "GRANTEE", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west parts of Lots Nos. 4 and 5 of Block "G" on the Map of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for Davidson County.

Said parts of said lots adjoin and front 61.2 feet on the south side of Woodruff Drive, and run back between lines, 130 feet on the east line and 132.7 feet on the west line along the east margin of Patapsco Street, to the north line of Lot 3, on which they measure 85.7 feet.

Included but excluded is the following described property:

Land in Davidson County, Tennessee, being the Northwest part of Lot No. 5 of Block "G" on the map of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for Davidson County, described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 5 in the South right-of-way of Broadmoor Drive; thence Easterly along said South right-of-way 61.2 feet to Cranford's Northeast corner; thence South along Cranford's East property line, 10 feet to a point in the new proposed South right-of-way line of Broadmoor Drive; thence Westerly along said proposed right-of-way line 62.95 feet to a point in Cranford's West property line; thence Northerly along said Westerly property line 10.15 feet to the point of beginning and containing 625 square feet.

EXCLUDED from the above description but INCLUDED in the subject property is part of Patapasco Street, as closed by Ordinance No. 70-1117.

Being the same property conveyed to James M. Stanfield and wife, Wendy Stanfield by deed from Herbert Cranford, Jr. and wife, Patricia K. Cranford of record in Book 6111, page 895, Register's Office for Davidson County, Tennessee, the said James M. Stanfield and wife, Wendy Stanfield having since divorced.

Peggy Y. Stanfield joins in the execution of this instrument to convey her interest, including homestead rights, in the Property as spouse of James M. Stanfield.

This is improved property known as 700 Broadmoor, Nashville, Tennessee 37216.

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated and assumed by GRANTEE;

2. Easements for utilities retained in Ordinance No. 70-1117 of Metropolitan Government of Nashville and Davidson County, Tennessee.

3. Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain Deed of Trust outlined above, and the Note of even date thereby secured, in the original principal amount of $51,300.00, payable to Chemical Mortgage Company.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that they are 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 may be set forth above.

GRANTOR does further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the dates set forth below.

GRANTOR:

James M. Stanfield

Wendy Stanfield

Peggy Y. Stanfield

GRANTEE:

06/20/96 0101 03D-ECK 223.90

John D. Denton

James S. Sweeney, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James M. Stanfield**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of June, 1996.

Notary Public

My Commission Expires: ~~My Commission Expires~~ May 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James S. Sweeney, Sr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of June, 1996.

Notary Public

My Commission Expires: 11-27-99

BOOK 10093 PG 599

STATE OF Tennessee)
COUNTY OF Houston)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Wendy Stanfield, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 1996.

Deborah J. Shirley
Notary Public

My Commission Expires: 12-31-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Peggy W. Stanfield**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of June, 1996.

Glenn A. Stead
Notary Public

My Commission Expires: My Commission Expires May 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John D. Denton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19TH day of June, 1996.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

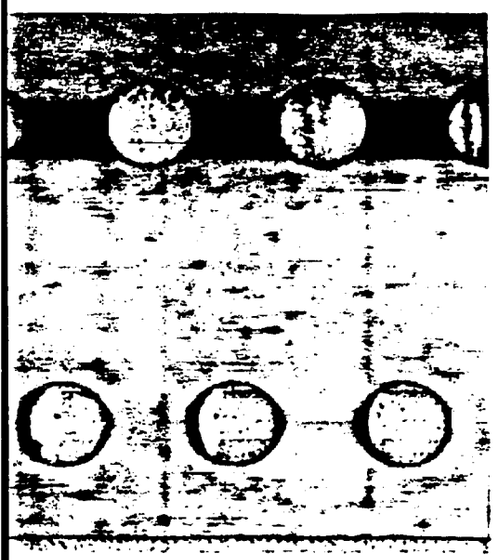
Affiant

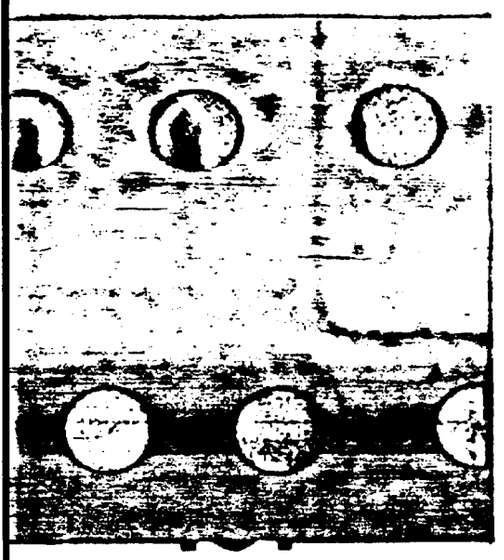
Subscribed and sworn to before me this 19TH day of June, 1996.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99

0195073
IDENTIFICATION REFERENCE
96 JUN 20 PM 4:16
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10093 PG 600

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 57000.00
				CON TX 210.90
				PRFEE 1.00
				MTEED 12.00
				TOTAL 223.90
				CHECK 223.90
			06/20/96 01	16:21 0001 6018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195073
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1053810