WARRANTY DEED

BOOK 10267 PG 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,400.00

James S. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF November, 1996

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN D. DENTON	SAME	81-3-59
(NAME)	(NAME)	
1213 HUNTINGBORO COURT		08DA-03155
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MARK R. WOOD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. SWEENEY* AND JOHN D. DENTON, UNMARRIED
* A MARRIED MAN

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:

LAND in DAVIDSON County, Tennessee, being the northeasterly part of unnumbered Lot (called Butterworth Lot), Map of H. N. Meyers Plan of Nashville, of record in Book 21, page 48, Register's Office for said County, and being more particularly described according to a survey by NORRIS H. HICKERSON, Surveyor, dated October 3, 1953, as follows:

BEGINNING at an iron pin in the westerly margin of 14th Avenue North, said iron pin being located North 11 degrees 30 minutes West 60 feet from the northerly margin of Walsh Street (not constructed); running thence with the westerly margin of 14th Avenue North 100 feet to the southerly margin of a 20 foot alley, South 78 degrees 30 minutes West 118.6 feet to a stake; thence South 12 degrees 30 minutes East 100 feet to an iron pin; thence North 78 degrees 30 minutes East 116.4 feet to the point of BEGINNING.

BEING the same property conveyed to MARK R. WOOD, UNMARRIED, by Quitclaim Deed from PATRICIA A. GRIFFIN, UNMARRIED, being recorded simultaneously herewith.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

ELIA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
96 NOV 22 AM 10:48

0249190
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2303 14TH AVENUE NORTH, NASHVILLE, TN 37208
(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 my hand this 19th day of November 19 96

Mark R. Wood

MARK R. WOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10267 PG 853

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK R. WOOD, UNMARRIED

the bargainor _____ 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 and official seal at NASHVILLE, Tennessee, this 19th day of November 19 96

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

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 _____

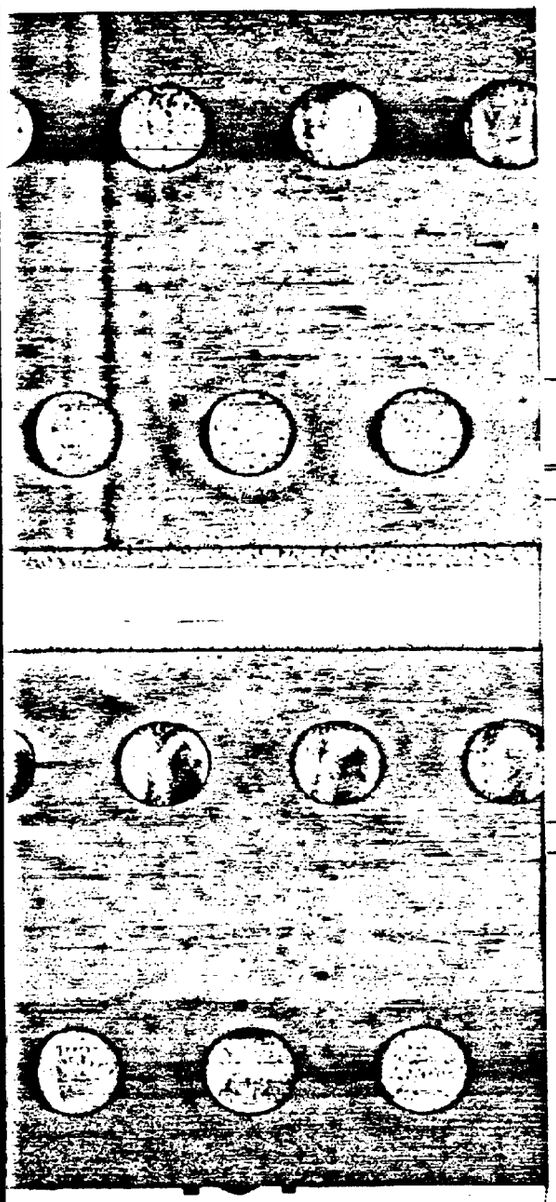
_____
Notary Public

***** CONTINUATION**

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

8266 11/22 0101 03CHECK

84-46



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10267 PG 854

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 20400.00
CON TX 75.48
PRFEE 1.00
WDEED 8.00
TOTAL 84.48
CHECK 84.48

11/22/96 01 10:48 0001 8266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249190
IDENTIF. & REFERENCE

96 NOV 22 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090967