[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Stephen D. Denney and wife	[First American Bank	[ ]
[Diane F. Denney	[First American Center	[Map 169]
[6813 Rivers Ridge Dr.	[Nashville, Tennessee 37237	[Parcel 116]
[Nashville, Tennessee 37221		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Wilfred E. Haselton and I, John Hall Haselton, Trustee, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Stephen D. Denney and wife, Diane F. Denney (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

BOOK 10455 PG 49

Land in the 9th Civil District of Davidson County, Tennessee more particularly described as follows:

Being lot 5, Haselton Subdivision section 2 as shown on the subdivision plat of record in Book 6250, page 805 RODC, recorded January 31, 1986, being a part of the same property conveyed to W. Haselton et ux and John E. Haselton by H. Tom Kittrell, Jr, Trustee, of record in Book 6641, page 744, dated August 28, 1985.

Being the same property in which a ½ interest was conveyed to Wilfred E. Haselton, from Suzanne H. Haselton, by Quitclaim Deed of Record in Book 10020, page 428, Register's Office of Davidson County, Tennessee and being the same property in which a ½ interest was conveyed to John Hall Haselton and First American National Bank of Nashville Tennessee as Co-Trustees pursuant to the First Codicil to the Last Will and Testament of John E. Haselton dated November 2, 1979. John E. Haselton has since died and his Last Will and Testament was filed for probate with the Probate Court for Davidson County, Tennessee, Docket No. 95268. First American National Bank of Nashville Tennessee declined to serve as Co-Trustee of the trust established in the first codicil and John Hall Haselton remains the sole trustee.

Barbara C. Haselton, widow of John E. Haselton, joins in this conveyance to convey any interest she may have in the subject real property, particularly any marital interest.
This instrument is being executed on behalf of Wilfred E. Haselton pursuant to a Durable Power of Attorney executed by him and filed of record in Book 9791, page 649, Register's Office for Davidson County, Tennessee.
This description was the same as was used in the last deed of record.
This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.
This conveyance is also subject to a deed restriction agreed upon between the Grantors and Grantees herein, that neither the Grantors or any future owner of the subject real property will build a dwelling unit on the property of less than 3,000 square feet, not including the garage or any below ground living space. This agreement supersedes any provision to the contrary in the recorded restrictive covenants affecting the subject real property. This deed restriction shall run with the land.
This is unimproved property commonly known as 8689 Haselton Road, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $78,000.00.

Diane F. Denney
Affiant

[Subscribed and sworn to before me this 30th day of April, 1997

Notary Public

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

BOOK 10455 PG 50

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of April, 1997.

John Hall Haselton TRUSTEE
John Hall Haselton, Trustee

Barbara C Haselton
Barbara C. Haselton

Wilfred E. Haselton
Wilfred E. Haselton
by Suzanne H. Haselton,
his attorney in fact

97 MAY 15 AM 9:42
FELIA E. ADAMS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03051163

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 John Hall Haselton, Trustee, 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 day 30th of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of April, 1997, before me personally appeared Suzanne H. Haselton, to me known to be the person who executed the foregoing instrument on behalf of Wilfred E. Haselton and who acknowledged that she executed the same as the free act and deed of the said Wilfred E. Haselton.

WITNESS my hand and official seal at Nashville, Tennessee, this day 30th of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

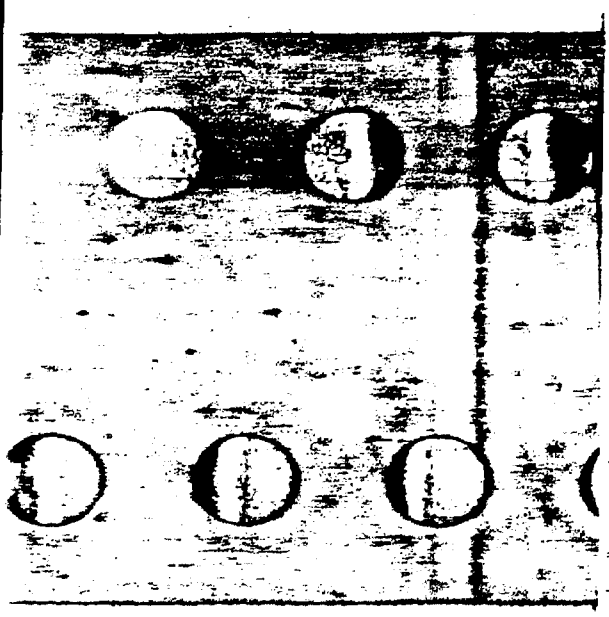
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara C. Haselton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument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

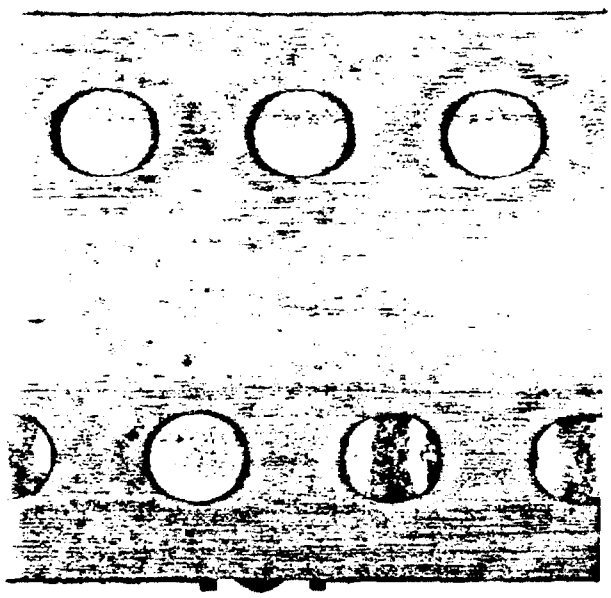
WITNESS my hand and official seal at Nashville, Tennessee, this day 30th of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

MAIL TO: 0101 CHECK 267-60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10455 PG 51

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

05/15/97 01 09:48 0001 1302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305163
IDENTIF. & REFERENCE

97 MAY 15 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1151331