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BOX 44

THIS INSTRUMENT PREPARED BY: **Kathryn Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $265,000.00. **Affiant** Subscribed and sworn to before me, this 18th day of July, 1997. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David Dingess and wife, Elizabeth Dingess 1508 Daventry Court Nashville, TN 37221	SAME	142-16-0-A-095.00CO 9D 79887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN K. SELLERS AND WIFE, SEBIE GIBBS SELLERS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID DINGESS AND WIFE, ELIZABETH DINGESS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of a Plat of Phase Three of Devon Park, a planned unit develoment, of record in Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian K. Sellers and wife, Sebie Gibbs Sellers by deed from Continental Development & Construction, Inc., of record in Book 9816, page 763, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, all as contained in instrument of record in Book 6176, page 7, as amended in Book 6541, page 542, and further amended in Book 6967, page 156, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6145, page 252, and in Book 6908, page 59, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 6900, page 52, Register's Office for said County.

This is improved property known as 1508 Daventry Court, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 19th day of July, 1997.

Brian K. Sellers

Sebie Gibbs Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN K. SELLERS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of July, 1997.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

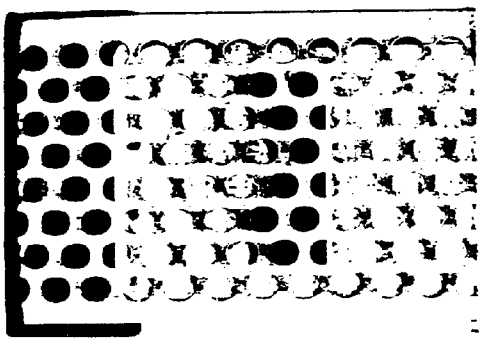
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SEBIE GIBBS SELLERS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of July, 1997.

Notary Public

My Commission Expires: 11/27/99

0075048.01



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

RECEIVED OF _____

FOR _____

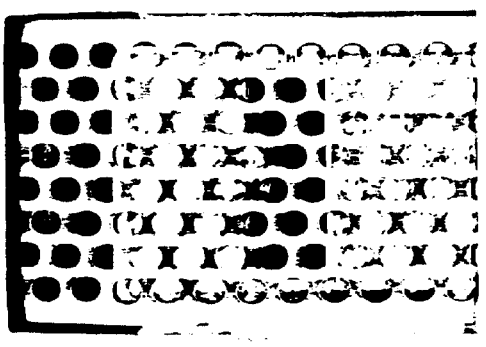
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT
265000.00
DDN TX 960.50
PRFEE 1.00
WDEED 12.00
TOTAL 973.50
CHECK 973.50
07/21/97 01 15:30 0K1 719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0328752
IDENTIFICATION REFERENCE

97 JUL 21 PM 3:28

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1176878