File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10574 PG 919

#14859

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARC P. DENNIS (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	MAP 116-3
119 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	PARCEL 87
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP)	FB# 7DA9675

FOR AND IN 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, PHILLIP OWEN ENGLERT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARC P. DENNIS AND WIFE, KENNON K. DENNIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 northerly 50.0 feet of Lot No. 75 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 75 fronts 50.0 feet along the westerly side of Kenner Avenue and extends back between parallel lines, 200.0 feet to a dead line in the rear.

Being the same property conveyed to Phillip Owen Englert, a single person by deed from Ruth E. Harris, a single person of record in Book 7782, page 776, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the plan of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.

0339324
IDENTIF. ↑ REFERENCE

97 AUG 20 AM 10:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8765 08/20 0101 03CHECK 786.00

This is improved (XX) unimproved ( ) property, known as 119 Kenner Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of August, 19 97.

Phillip O. Englert

PHILLIP OWEN ENGLERT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10574 PG 920

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP OWEN ENGLERT 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 14th day of August, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 97

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PHILLIP OWEN ENGLERT

TO MARC P. DENNIS AND WIFE, KENNON K. DENNIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10574 PG 921

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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00

08/20/97 01 10:19 0001 8765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339324
IDENTIF. & REFERENCE

97 AUG 20 AM 10: 16

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1188307