B045

BOOK 10605 PG 157

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant Phillip M. Denning

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 1997

Notary Public

MY COMMISSION EXPIRES: 8/27/2001

(AFFIX SEAL)

J. Wayne Thomas, Atty. THIS INSTRUMENT WAS PREPARED BY
RELS/Real Estate Loan Services of TN., Inc., 1100 Kermit Dr., #204, Nash., TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Phillip M. Denning etux (NAME)	Phillip M. Denning (NAME)	114
708 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	8080 Old Charlotte Pike (STREET ADDRESS)	129
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	01

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, WE, James V. Graves and wife, Dora H. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Phillip M. Denning and wife, Deborah L. Denning

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:

Certain real estate in Davidson County, Tennessee, as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, the same being 550 feet from the northerly margin of Charlotte Pike; thence with the margin of Old Hickory Boulevard north 1 deg. 00' west 60 feet to a point; thence north 89 deg. 17' east 260 feet, more or less, to a point; thence south 20 deg. 15' west 62 feet, more or less, to a point; thence south 89 deg. 17' west 235 feet, more or less, to the point of beginning.

Being the same property conveyed to James V. Graves and wife, Dora H. Graves, by deed from William L. Sadler and wife, Mary T. Sadler, dated May 04, 1983, recorded May 05, 1983, of record in Book 6051, page 855, in the Register's Office for Davidson County, Tennessee.

Subject to easements, building setback lines and certain restrictions of record in the Register's Office for Davidson County, Tennessee. Subject also to any and all zoning regulations, if any and easements and rights of way for public utilities applicable to this property and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 708 Old Hickory Blvd. (House Number) (Street) Nashville, (P.O. Address) TN 37209 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 our hand s this 10th day of September, 1997

James V. Graves

Dora H. Graves

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Graves and wife, Dora H. Graves

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 10th day of September, 19 97.

Carolyn M. Pearl Notary Public

Commission Expires 7-24-99

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James V. Graves and wife,
Dora H. Graves

TO
Phillip M. Denning and wife,
Deborah L. Denning

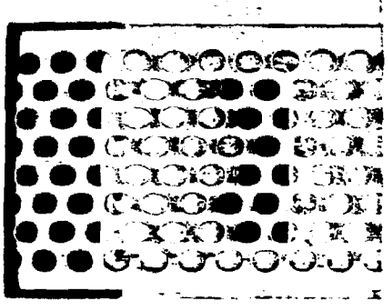
Prepared by:
J. Wayne Thomas, Atty.
RELS/Real Estate Loan Services of TN
1100 Kermit Dr., Suite 204
Nashville, TN 37217

IDENTIFICATION REFERENCE

97 SEP 11 PM 12:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7536 09/11 0101 03CHECK 286.50



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

RECEIVED OF _____

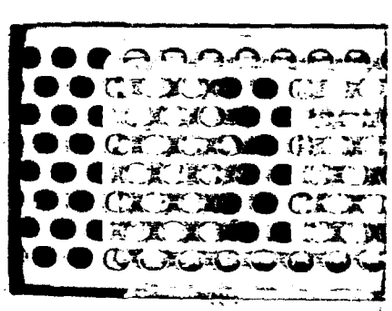
FOR _____

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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
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 286.50
				CHECK 286.50
09/11/97	01		12:26	0001 7536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034754 2
IDENTIFICATION REFERENCE

97 SEP 11 PM 12:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196984