BOOK 10706 PAGE 367

26-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dennis Auen 144 Hardaway Drive Goodlettsville, TN 37072	NEW OWNER	Map 33-8 Parcel 71

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, We, William E. Dean and wife, Teresa L. Dean (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Dennis Auen, married (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for Davidson County, Tennessee, described as follows:

Said lot fronts 75 feet on the southeasterly side of Hardaway Drive and extends back 220 feet on the northeasterly line, 219.9 feet on the southeasterly line to a dead line, and measures 75 feet thereon.

Being the same property conveyed to William E. Dean and wife, Teresa L. Dean by Warranty Deed from Leonard D. McBride and wife, Lena B. McBride of record in Book 7968, Page 558, 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 is improved property commonly known as 144 Hardaway Drive, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 24th day of November, 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 Grantee, Grantee's heirs and assigns, forever.

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

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 Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of November, 1997.

6717 12/03 0101 03[illegible] 342.00

97 DEC -3 PM 1:53

0376125

William E Dean
William E. Dean
by: Teresa L. Dean,
his attorney in fact

Teresa L Dean
Teresa L. Dean

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 Teresa L. Dean, 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 24th day of November, 1997.

Notary Public

My Commission Expires: 1-24-98

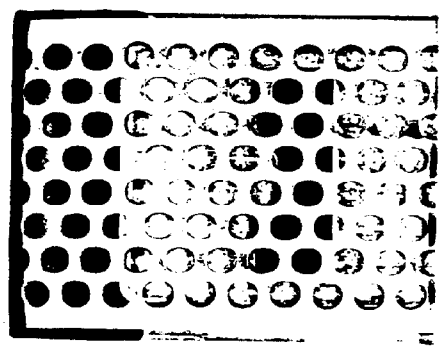
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of November, 1997, before me personally appeared Teresa L. Dean, to me known to be the person who executed the foregoing instrument on behalf of William E. Dean and who acknowledged that she executed the same as the free act and deed of the said William E. Dean.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10706 PG 969

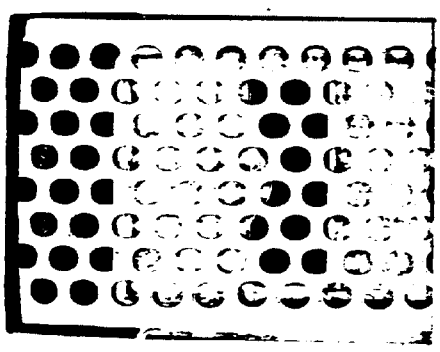
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	9,000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

12/03/97 01 13:54 0001 0217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03761 25

IDENTIF. # REFERENCE

97 DEC -3 PM 1:53

FELIX Z. WILSON, II REGISTER
DAVIDSON CO. NASHVILLE, TN.

No.1227541