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PREPARED BY (AND RETURN TO):

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BOOK 10927 PG 352

W & I Ref: (fh) Title No: 39823
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie G. Warner 4400 Belmont Park Terrace Nashville, TN ~~37204~~ 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-3-B-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **A. D. Denny, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Julie G. Warner, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 182 on the Plan of Arden Place, Section Four of record in Book 4955, page 5, to which plan reference is made for a complete description.

BEING the same property conveyed to A.D. Denny, unmarried, by deed from Linda K. McReynolds, unmarried, of record in Book 7174, page 596, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 5, said Register's Office, to which plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Sue Denny, spouse of A. D. Denny, joins in this conveyance to convey marital interest only.

This is improved property, known as: 4400 Belmont Park Terrace, Nashville, TN ~~37204~~ 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 1998.

A. D. Denny TN 394337 ST

Sue Denny TN. 257 61642

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Palm Beach

On this 24th day of April, 1998, before me the undersigned authority, personally appeared **A. D. Denny** and **Sue Denny**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sandra L Evans
Notary Public

My Commission Expires: 2-13-99

SANDRA L. EVANS
MY COMMISION # CC436690
EXPIRES: FEBRUARY 13, 1999
BONDED THRU GENERAL
INSURANCE UNDERWRITERS

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164,000.00

Affiant

Sworn and subscribed before me on the 24th day of April, 1998.

Sandra L Evans
Notary Public

My Commission Expires: _____

SANDRA L. EVANS
MY COMMISION # CC436690
EXPIRES: FEBRUARY 13, 1999
BONDED THRU GENERAL
INSURANCE UNDERWRITERS

04 36798
IDENTIF. & REFEREN.
98 MAY 12 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6096 05/12 0101 03CHECK 615.80

Wldoc: Deed Wty—12/92

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
164000.00
CON TX 606.80
PRFEE 1.00
WDEED 8.00
TOTAL 615.80
CHECK 615.80
05/12/98 01 11:01 0001 6096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04367798
IDENTIF. ↑ REFERENCE
98 MAY 12 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292118