WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 87,094.91 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 98 Notary Public MY COMMISSION EXPIRES: 3-2-99 (AFFIX SEAL)

BOOK 11201 PAGE 581

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John D. Denton and Timothy E. King	Same	Map 82
and wife, Melody C. King		Group 8
923 Fatherland ST Nashville, TN 37206		Parcel 269

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, Gary J. Larson and wife, Teresa D. Larson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton, an individed one-half interest and Timothy E. King and wife, Melody C. King, an individed one-half interest, 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:

Land in Davidson County, Tennessee, being Lots No. 7 and 8 on the Map of F. O. Beazley's Subdivision of Vaughn Tract, of record in Plat Book 2, page 105, Register's Office for said County, to which reference is made for a more complete description.

Being the same properties conveyed to the grantors by deeds of record in Book 10312, page 191, and Book 10312, page 183, as re-recorded Book 10374, page 418, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 10312, page 186, and re-recorded Book 10374, page 420, said Register's Office, also Deed of Trust in Book 10312, page 194, said Register's Office, also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

THIS IS IMPROVED (x) UNIMPROVED ( ) PROPERTY KNOWN AS:

612 and 614 McFerrin Avenue (HOUSE NUMBER) (STREET) Nashville, Tennessee (CITY) (STATE) 37206 (ZIP)

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 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 they hand(s) this the 30th day of June, 19 98.

Gary J. Larson

Teresa D. Larson

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11201 PAGE 582

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Gary J. Larson and wife, Teresa D. Larson, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the 30th day of June, 19 98.

NOTARY PUBLIC

My Commission Expires: 3-27-99

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

NOTARY PUBLIC

My Commission Expires: _____

0511625
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 9:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6025 11/12 0101 03CHECK 333.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11201 PAGE 583

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 87094-91
				CON TX 322-25
				PRFEE 1-00
				WDEED 8-00
				CFEE 2-00
				TOTAL 333-25
				CHECK 333-25
			11/12/98 01	09:24 0001 6025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111626
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 9:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1371135