47

BOOK 11450 PG. 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

× Ursula F. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Century-21 Duke, Inc. Realtors	SAME	MAP 41-8
(NAME)	(NAME)	
126 Long Hollow Pike		PARCEL 19
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ramona Jean Denton, Executrix of the Estate of Dan C. Denton, Sr., Deceased and Ramona Jean Denton, Trustee & Individually and Dan C. Denton, Jr., Trustee & Individually HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Century-21 Duke, Inc. Realtors

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 Lot No, 19 of the Dalemere Subdivision, Section 2, located in the 10th Civil District of record in Book 2854, page 133, Register's Office for Davidson County, Tennessee.

Lot No. 19 fronts 126.08 feet on the easterly side of Yoest Drive and extends back between parallel lines a distance of 318.88 feet on the southerly line and 315.66 feet on the northerly line to points on the rear line of Lot No. 19, said rear line measuring 126.11 feet.

Being the same property conveyed to Dan C. Denton and wife, Ramona K. Denton by deed from Leroy B. Kizer, of record in Book 5647, Page 586, Register's Office for Davidson County, Tennessee. Reserving, however, unto Grantor a life estate. The said Leroy B. Kizer having since died February 10, 1998 in Davidson County, Tennessee. Being the same property Dan C. Denton, Sr. by quitclaim deed from Dan C. Denton, Sr. and wife, Ramona Jean Denton of record in Book 8749, Page 582, Register's Office for Davidson County, Tennessee. The said Dan C. Denton, Sr. having since died February 25, 1993, in Davidson County, Tennessee and Pursuant to his Last Will and Testament of Will Book 370, Page 697 in the Probate Court for Davidson County, Tennessee Ramona Jean Denton was appointed Executrix and Ramona Jean Denton and Dan C. Denton, Jr. appointed Trustees and the said property devised to Ramona Jean Denton and Dan C. Denton, Jr.

unimproved ( )
This is improved (X) property, known as 4031 Yoest Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 my hand this 19th day of April, 19 99

Ramona Jean Denton
Ramona Jean Denton, Executrix

Ramona Jean Denton
Ramona Jean Denton, Trustee & Individually

Dan C. Denton
Dan C. Denton, Jr. Trustee & Individually

BOOK 11450 PG. 25

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 Ramona Jean Denton and Dan C. Denton, Jr.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they she/ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 19th day of April 19 99

Commission expires 3/23/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0579324
RECORDED FOR REFERENCE
99 APR 28 AM 8:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
455 04/28 0101 CDCHECK 344.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11450** PG. **26**

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

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
MRFEE	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

04/28/99 CJ 08:16 0001 7959

0579324

IDENTIFICATION REFERENCE

99 APR 28 AM 8:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477882