40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 62,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17~~TH~~ DAY OF May, 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 11484 PG. 522

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton	New Owner	Map 83-5
(NAME)	(NAME)	Parcel 191
923 Fatherland Street	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37206		
(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, Ronald Thomas Scudder as to his fee simple interest and Earl T. Scudder as to his life estate interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton and Jacqueline Denise Jackson 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. 18 and the westerly 30 feet of Lot No. 19 on the Plan of Cobb's Subdivision of the R. K. Brown Property, as of record in Book 112, page 144, Register's Office for said County.

Said Lot No. 18 and part of Lot No. 19 front together 80 feet on the northerly side of Seymour Avenue and run back between parallel lines, with the easterly margin of an alley, 150 feet and on the east line, 147 1/2, more or less, to an alley.

Being the same property conveyed to Ronald Thomas Scudder, by deed from Earl T. Scudder, of record in Book 3578, page 175, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Ellen D. Scudder joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Ronald Thomas Scudder.

unimproved ( )
This is improved (X) property, known as 1103 Seymour Avenue, Nashville, TN 37206
(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 our hand S this 17 day of MAY, 1999

Ronald Thomas Scudder
Ronald Thomas Scudder

Earl T. Scudder
Earl T. Scudder

Ellen D. Scudder
Ellen D. Scudder

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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 Ronald Thomas Scudder and wife, Ellen D. Scudder and Earl T. Scudder, 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 this 18 day of May, 1999.

_____
Notary Public

My Commission Expires: 9/18/99

058607
NO. REFERENCE
99 MAY 19 AM 9:55
PAUL BARRETT REGISTER
DAVIDSON COUNTY, TN.
240.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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05888607

IDENTIFICATION REFERENCE

99 MAY 19 AM 9:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TOTAL $ 2010.00
CO TX 175.77
PRFEE 1.00
MISC 9.00
CFEE 2.00
TOTAL 245.77
CHECK 245.77
09:58 0001 7784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462399