This instrument was prepared by:
Johnny Ellis, Esq.,
306 Gay St., Suite #200
Nashville, TN 37201
file#99090027

box# 28-B

BOOK 11693 PAGE 566

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Doyle S. Denton, & Cathryn L. Denton 2426 Mansker Drive Madison, TN. 37115	New Owner	44-15-0 / 46.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Doyle S. Denton and wife, Cathryn L. Denton, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, BARRY SHERRILL, and, JEFFREY SHERRILL, both married and the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DOYLE S. DENTON and wife, CATHRYN L. DENTON, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 of Section "A" on the plan of E. I. Du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 85 fronts 55 feet on the easterly side of Lawrence Street and extends back 87.8 feet on the northerly line and 87.9 feet on the southerly line, to the westerly margin of Lot No. 79, measuring 55 feet thereon.

Being the same property conveyed to Felix E. Sherrill and wife, Thelma D. Sherrill by deed from Lila Reed Cartwright and husband, Edward E. Cartwright, dated December 9, 1970, and of record in Book 4465, page 993, Register's Office for Davidson County, Tennessee.

Felix E. Sherrill died, testate, in Old Hickory, Tennessee, on August 5, 1998, leaving his widow, Thelma D. Sherrill, as the surviving tenant by the entirety. Thelma D. Sherrill, being also known as Thelma Hackney Sherrill, died testate, in Old Hickory, Davidson County, Tennessee, on February 14, 1999, having bequeathed said property to her only children, Barry Sherrill, and Jeffrey Sherrill, by item SIXTH in her Last Will and Testament, a copy of which is of record in Will Book 227, page 738, Davidson County Probate Clerk's Office, docket no. 99P-838.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 80,000.00

Doyle S Denton
Affiant

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 7th day of October, 1999.

NOTARY PUBLIC

My Commission Expires: May 8 2000

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LEGAL SEAL LARGE AT

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. 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:

Easement for certain right-of-ways as set out in deed of record in Book 626, page 556; Easements reserved in deed of record in Book 576, page 664; Easements for right-of-ways for telephone lines granted in Book 662, page 743; Easements for right-of-ways for drainage, waste and sewerage and for telephone lines and for pipe lines for water supply reserved in the deed of record in Book 735, page 417, all in Register's Office for Davidson County, Tennessee.

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.

This is improved property known as: 705 Lawrence Street, Old Hickory, TN 37138.

First Being sworn, Barry Sherrill and Jeffrey Sherrill, the Grantors herein, make oath and declare: The above described property has not been their principal residence, nor the principal residence of their respective spouses, nor of any dependant since they acquired title to the said property.

Witness our hands this 7th day of OCTOBER, 1999.

Barry Sherrill

Jeffrey Sherrill

BOOK 1169 PAGE 307

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named Barry Sherrill the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 7th day of October, 1999.

NOTARY PUBLIC
My Commission Expires: May 27 2000

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STATE OF Texas }
COUNTY OF Tarrant }

Personally appeared before me, Jeffrey Sherrill, a Notary Public in and for said County and State, the within named Jeffrey Sherrill the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Southlake, Texas this 6th day of Oct, 1999.

NOTARY PUBLIC
My Commission Expires: 10/9/00

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064405

RECEIVED
99 OCT 11 PM 3:43

REFERENCE

$307.00

WARRANTY

DEED

From: Barry Sherrill
and,
Jeffrey Sherrill

To: Doyle S. Denton
and wife,
Cathryn L. Denton

Property:

705 Lawrence Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
wp51\larry\sherrill\705.wd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 1169 PAGE 305

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

06:5405

CONFERENCE

89 OCT 11 PM 3:43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526463