FILE NO. SP38813
FILE BOX "7"

FORM NO. WD-1

Instr:200004070035171 Page: 1 OF 2
REC'D FOR REC 04/07/2000 10:49:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $112.85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2000

Notary Public

MY COMMISSION EXPIRES: 9/28/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SOUTHERN PROPERTIES & INVESTMENTS, INC. (NAME)	S A M E (NAME)	82-7-471
131 Grove Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20W 1660 82-8-19
Franklin, TN 37064 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	20W 1670

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, I, JOHN D. DENTON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOUTHERN PROPERTIES & INVESTMENTS, INC., a Tennessee Corporation

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:

TRACT NO. I: Being a part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, Page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S. M. McMurray, of record in Book 421, Page 8, said Register's Office and being Lot No. 12 of a subdivision of said part of Lot No. 1, not of record, according to a survey by Lewis D. Justice, Surveyor, March 19, 1951.

TRACT NO. II: Being a Reserved Parcel "A" on the Plan of Arrington Heights, Section III, as of record in Book 3300, Page 99, said Register's Office.

SAID Parcel fronts 128.17 feet on the west right-of-way of the Louisville and Nashville Railroad and runs back between lines, 138.11 feet on the south line and 182.3 feet on the north line, along the south margin of Arrington Street, to a dead line in the rear on which it measures 120 feet.

BEING the same property conveyed to John D. Denton by deed from Cumberland Builders, Inc., of record in Instr: 200002170016171, Register's Office for Davidson County, Tennessee.

This is (unimproved) (improved X) property, known as 514 Arrington Street, Nashville, Tennessee 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 3rd day of April, 2000

JOHN D. DENTON

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN D. DENTON, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 20 00.

Notary Public

Commission Expires 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO