Davidson County DEEDWARR
Recvd: 10/18/00 09:55 2pgs
Fees:11.00 Taxes:294.15

20001018-0103210

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39309** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 79,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **15TH DAY OF SEPTEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/26/2000

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BOBBY STONE and wife, TONYA STONE **1115 Leland Avenue** **Nashville, TN 37216**	Southeastern Mortgage of TN 115 29th Ave. South Nashville, TN 37212	**72-6-379** **15DA 60223**

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 **I, JOHN D. DENTON, AN UNMARRIED PERSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY STONE and wife, TONYA STONE**

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:

BEING all of Lot 65 of the Re-Subdivision of parts of Lots 64 and 65 of Bransford Realty Company Subdivision of Maxey Avenue and Gallatin Road property, said plat of record in Book 8250, page 751, Register's Office of Davidson county, Tennessee, and being more particularly described as follows: Commencing at an iron pin at a sidewalk on the northerly margin of Leland Avenue, said point being the southeasterly corner of the tract herein described; thence following said sidewalk North 84 deg. 48 min. 20 sec. West 50.0 feet to a point at Lot 64; thence following the boarder of Lot 64 North 09 deg. 11 min. 53 sec. East 172.96 feet to a point; thence along a 15 foot alley South 85 deg. 42 min. 50 sec. East 50.0 feet to a square rod at a fence corner; thence South 09 deg. 11 min. 53 sec. West 173.81 feet to the point of beginning, containing 8,644 square feet, more or less.

BEING the same property conveyed to John D. Denton by deed from James S. Sweeney, of record in Book 11592, Page 736, and by deed of record in Book 10305, page 350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the easement for driveway use in favor of Lot 64, recorded simultaneously herewith.

This is improved (X) property, known as **1115 Leland Avenue, Nashville, Tennessee 37216**

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 15th DAY OF SEPTEMBER, 2000.

JOHN D. DENTON

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 JOHN D. DENTON, An Unmarried Person, 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 the 15th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002