WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
GREATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/27/00 14:25 2pgs
Fees:11.00 Taxes:148.00
20001027-0106734

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN D. DENTON (NAME)	SAME (NAME)	MAP 72-09
923 FATHERLAND STREET (ADDRESS)	(ADDRESS)	PARCEL 65
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, GLENN A. STEED AND WIFE, PATRICIA G. STEED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. DENTON

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. 14 on the Map of Dan Leech Subdivision, as of record in Book 1424, page 70, Register's Office for said County.

INCLUDED in the above described property but SPECIFICALLY EXCLUDED THEREFROM is that portion having the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, evidenced by Judgment of record in Book 4106, page 198, Register's Office for Davidson County, Tennessee, Docket No. A-1410, Circuit Court of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Map of Dan Leech Subdivision, as of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee,
Beginning at a point in the northwesterly corner of the property of Bruce N. Richardson, said point being also on the common boundary line with Juanitah Joyce, thence running easterly 19 feet, more or less, along Richardson's northerly boundary line to a point; thence running South 13 degrees 14 minutes 46 seconds West, 62 feet, more or less, to a point on Richardson's southerly boundary line; thence running easterly 35 feet, more or less, along Richardson's southerly boundary line to a point; thence running northeasterly 56.6 feet along Richardson's westerly boundary line back to the point of beginning, containing 1570 square feet, more or less.

Being the same property conveyed to GLENN A. STEED AND WIFE, PATRICIA G. STEED by Deed of record in Book 5677, page 173, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1514 JEWELL STREET, 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 our hand S this 25th day of October, 2000

GLENN A. STEED

PATRICIA G. STEED

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 GLENN A. STEED AND WIFE, PATRICIA G. STEED

the bargainor s, 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 at GOODLETTSVILLE, Tennessee, this 25th day of October, 2000

Commission expires 4.28.04

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 _____.

My commission expires _____

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

CONTINUATION OF LEGAL DESCRIPTION

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.