THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 04/09/01 15:18 2pgs
Fees:11.00 Taxes:233.10
20010409-0034880

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bobby Ray Denson, Trustee 920 Swinging Bridge Road Old Hickory, TN 37138	Same as New Owner	Map 466 Parcel 97

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PAUL C. BUSH, a widower, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfer and convey unto BOBBY RAY DENSON, TRUSTEE, his successor in trust, with the full power to sell, mortgage or convey the real property, hereinbelow described, without the joinder of any beneficiary, hereinafter referred to as the "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee in the 4th Civil District and being Lot No. 60 on the Plan of Scenic View Subdivision, not of record, and described according to a plan thereof made March 12, 1951, W.W. Turner Co., Engineer, as follows:

BEGINNING at a point in the southwesterly margin of Keeton Avenue, the common corner of Lots 59 and 60; thence with the line between said lots, southwesterly 165 feet to a point in the northeasterly line of Lot 76; thence southeastwardly, with the line between Lot 60 and Lots 76 and 77, 100 feet to the common corner of Lots 60 and 61; thence northeastwardly with the line between said lots, 165 feet to the southwesterly margin of Keeton Avenue; thence with the margin of said Avenue, northwestwardly 100 feet to the beginning.

BEING the same property conveyed to Paul C. Bush and wife, Jessie Margaret Bush, by Deed of record in Book 1943, Page 530, Register's Office for Davidson County, Tennessee. The said Jessie Margaret Bush died on May 17, 2000, at which time Paul C. Bush became vested with ownership and title to the said property as surviving tenant by the entirety.

The mailing address for the said property is 312 Keeton Avenue, Old Hickory, TN 37138.

The legal description, as hereinabove set forth, is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and his successors in trust, forever.

And, the GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

2. Restrictive covenants contained in an instrument of record in Book 1943, Page 530, said Register's Office.

And, the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his successors in trust, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 5th day of April, 2001.

"GRANTOR"

Paul C. Bush
PAUL C. BUSH

"GRANTEE"

Bobby Ray Denson, Trustee
BOBBY RAY DENSON, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL C. BUSH and BOBBY RAY DENSON, TRUSTEE, 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, at office, this the 5th day of April, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Bobby Ray Denson
Affiant

Sworn to and subscribed before me, this the 5th day of April, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001