RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40641** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/02 11:26 2pgs
Fees:13.00 Taxes:212.75

20020206-0016413

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 57,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **1st DAY OF FEBRUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES: 5/7/2002

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES U. RUST, IV 3410 Hobson PK. Hermitage, TN 37076	**SAME**	**59-12-47** **13DA 37414**

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, A SINGLE PERSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES U. RUST, IV**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 74 on the Plan of Section Two, Highlands Trace Subdivision, as of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to John D. Denton, a single person, by deed from Joseph Claybon and wife, Barbara J. Claybon, of record in Instrument Number 20010730-0080255, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **2412 and 2414 Woodale Lane, Nashville, Tennessee 37207**

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.

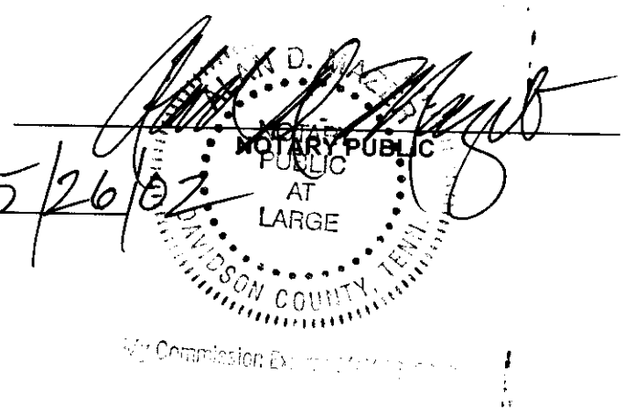
WITNESS MY HAND THIS 1ST DAY OF FEBRUARY, 2002.

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, A Single Person, the bargainor, 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 Nashville, Tennessee, this the 1st day of February, 2002.



My Commission Expires: 5/26/02