Prepared By:
~~RECORDING RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40518**

Return To:
Settlement Services of Tennessee
121 First Ave. South, suite 210
Franklin, TN 37064

WARRANTY DEED

HENRY B. EAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 68,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **8th DAY OF FEBRUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES: 8-5-02

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 #
LEON VINCENT WILLIAMS	GBEC of TENNESSEE	**82-7-232**
4809 Manassas Drive	1008 Stuart Lane	
BRENTWOOD, TN 37027	Brentwood, TN 37027	

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**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEON VINCENT WILLIAMS , MARRIED**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

~~EXHIBIT~~:

Being Lot No. 6 on the Plan of R. D. Goodlett, et als Resubdivision of Lot Nos. 33 to 40 inclusive of Dr. V. S. Lindsley's Addition, as of record in Plat Book 57, Page 96, 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.

Davidson County DEEDWARR
Recvd: 02/19/02 16:20 2pgs
Fees:13.00 Taxes:251.60

20020219-0021237

Unimproved ( )

This is improved (X) property, known as **709 N. 2nd Street, Nashville, Tennessee 37208**
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 8TH DAY OF FEBRUARY, 2002

JOHN D. DENTON

4219

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of February, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

9/28/2002

