Davidson County DEEDWARR
Recvd: 05/22/02 12:26 2pgs
Fees:13.00 Taxes:119.29

20020522-0062411

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40804** **FILE BOX "7"**

**WARRANTY DEED**

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 32,240.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **30TH DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES: 9/27/2004

**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 # |
|---|---|---|
| **JOHN D. DENTON**<br>**1106 McGavock Pike**<br>**Nashville, TN 37216** | **S A M E** | **73-9-264** |

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 **WE, THE HEIRS AT LAW OF LEATRICE JOY GREEN, DECEASED, NAMELY CORA L. HATCH, JOHN SANDERS, ROBERT SANDERS, WALTER SANDERS, MILTON SANDERS, KATHRYN SANDERS, GEORGIA LANG and BEATRICE BOX, ALSO BEING ALL OF THE CHILDREN OF THE DECEDANT,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. DENTON, UNMARRIED**

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 Lot No. 12B, Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates, of record in Book 6900, page 210, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to Leatrice J. Green, unmarried, by deed from James S. Sweeney, Sr., a married person, of record in Book 10231, page 939, Register's Office for Davidson County, Tennessee. The said Leatrice J. Green having since died, and by Affidavit of Heirship recorded as Instrument Number 20020522-0062410 simultaneously herewith.**

**Unimproved ( )**
This is improved ( X ) property, known as **2347 Cooper Terrace, 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 OUR HANDS THIS 30th DAY OF APRIL, 2002.**

| | | |
|---|---|---|
| Cora L. Hatch | John H Sanders | Robert P. Sanders |
| **CORA L. HATCH** | **JOHN SANDERS** | **ROBERT SANDERS** |
| Walter L Sanders | Milton J. Sanders | Kathryn Sanders |
| **WALTER SANDERS** | **MILTON SANDERS** | **KATHRYN SANDERS** |
| Georgia Lang | Beatrice Box | |
| **GEORGIA LANG** | **BEATRICE BOX** | |

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 CORA L. HATCH, JOHN SANDERS, ROBERT SANDERS, WALTER SANDERS, MILTON SANDERS, KATHRYN SANDERS, GEORGIA LANG and BEATRICE BOX, the bargainors, 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 30TH day of April, 2002.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

