Davidson County DEEDWARR
Recvd: 06/04/02 15:37 2pgs
Fees:13.00 Taxes:222.00

20020604-0067712

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40798

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
$60000.00
CO DOT

Aaron Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of May, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Kelly	First National Bank of Arizona	72-10-22
2909 Davis Drive	7929 Westpark Avenue, #100	
Nashville, TN, 37216	McLean, VA 22102	

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/WE,

John D. Denton, unmarried

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

Aaron Kelly, 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:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bransford Realty Company's Mazey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 50 feet on the westerly side of Davis Avenue and extends back 206 feet 9 inches on the northerly side and 213 feet 6 inches on the southerly line, to an alley measuring 51 feet thereon.

Being the same property conveyed to John D. Denton by Warranty Deed from Edward F. Mitchel, Jr. and Jean Mitchel McMillan, Devisees under the Last Will and Testament of Edward F. Mitchel, Sr., of record in Instrument No.: 20000418-0038742, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2909 Davis Drive, Nashville, TN 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 my/our hand(s) this 30th day of May, 2002

John D. Denton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named John D. Denton, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2002.

Alan L Saturn

Notary Public

My Commission Expires: 9/28/2002

