THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 06/10/02 14:38 2pgs
Fees:13.00 Taxes:194.25



20020610-0070374

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ricky Clark & Aimee Shell 111 Elberta Street Nashville, Tennessee 37210	Same	119-5-239

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John D. Denton, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ricky L. Clark, Jr. and Aimee A. Shell, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being Lot No. 32 on the Map of Subdivision of Lots No. 3 and 4 and parts of Lots No. 5 and 6 Cumberland Nurseries, as of record in Book 322, page 148, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to John D. Denton by deed from the Secretary of Housing and Urban Development, of record in Book 10344, page 261, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 111 Elberta Street, Nashville, Tennessee 37210.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, thrie heirs and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hand this 7th day of June, 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, John D. Denton , the within named bargainer, 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 7th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 7-27-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Affiant

Subscribed and sworn to before me this 7th day of June, 2002.

Notary Public

My Commission Expires: 7-27-02