Davidson County DEEDWARR
Recvd: 08/02/05 14:59 3 pgs
Fees:18.00 Taxes:429.20
20050802-0090463

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44084 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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
John D. Denton	SAME AS NEW OWNER	MAP 72-6
1106 McGAVOCK PK		PARCELS
NASHVILE, TN 37216		137, 139 & 140

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,

Mike Mayberry and wife, Shasity Mayberry

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

John D. Denton

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:

See attached legal description.

BEING the same property conveyed to Mike Mayberry and wife, Shasity Mayberry by deed from Larry James Hewitt of record in Instrument Number 20050802-0090462 **Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property known as 3115,3117, 3119 & 3121 Gallatin Road, 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 28th day of July, 2005

Mike Mayberry

Shasity Mayberry

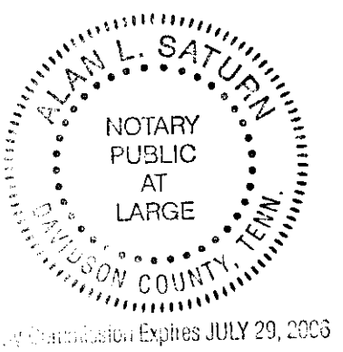
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mike Mayberry and wife, Shasity Mayberry, 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 28th day of July, 2005

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006

Tract 1:

Land in Davidson County, Tennessee, being part of lot No. 2 on the corrected plan of E. J. Childers' Subdivision of the J. H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of the Gallatin Road at a point 25 feet south of the southwest corner of Elvira Avenue and said Road, said point being the southeast corner of the property conveyed to Eugene Reynolds and wife, by deed from Fred W. Karow and wife of record in Book 1282, Page 213, said Register's Office; thence with said road southwardly 27-1/2 feet to the northeast corner of the property conveyed to E. J. Raggett and wife, by deed from John Raymond Preston, et al, of record in Book 3986, Page 133, said Register's Office; thence with Raggett's northerlyline westwardly 70 feet to a needle point at or near rear of the store house, formerly belonging to J. J. Preston; thence westwardly 112.7 feet to a corner of the Raggett property; thence with Raggett's easterly line northwardly 45 feet to the southerly margin of Elvira Avenue; thence with said Avenue eastwardly 107 feet, more or less, to the northwest corner of the Reynolds property; thence with Reynold's westerly line southwardly 22-1/2 feet to their southwest corner; thence with their southerly line eastwardly 87.9 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of lot No. 2 on the corrected plan of E. J. Childers' Subdivision of the J. H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of Gallatin Road at a point 52 ½ feet south of the southerly margin of Elvira Avenue, said point being the southeast corner of the property conveyed to Joe Rowland by deed for J. J. Preston and wife, of record in Book 1557, Page 137, said Register's Office; thence with the westerly margin of said Road southwardly 47 ½ feet to the northeast corner of the property conveyed to S. S. Foster and wife, by deed from C. H. Benedict, of record in Book 545, Page 250, said Register's Office; thence with the northerly line of said Foster property westwardly 175 feet, more or less, to the easterly line of Lot No. 4 on said plan; thence with said line northwardly 90 feet to the southerly margin of Elvira Avenue; thence with said Avenue, eastwardly 12 feet; thence southwardly 45 feet; thence eastwardly 112.7 feet to a needle point at or near rear of the store house, formerly belonging to J. J. Preston; thence eastwardly with the southerly line of the Joe Rowland property 70 feet to the beginning.