FILE 1 of 2

BOOK 8725 PAGE 477

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF September, 1992

Notary Public

MY COMMISSION EXPIRES: March 25, 1992
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

J. Blake Freeman, Atty., 51 Century Boulevard, Ste. 110, Nashville, TN 37214-3614

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leon Rhodes (NAME) | New Owner (NAME) | Map 75-10 |
| 2227 Aubrey Court (ADDRESS) | (ADDRESS) | Parcel 21 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 4D-03995 |

FOR AND 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, Ben Douglas Dennis and Sandra Dennis Barron, heirs to the estate of Beulah Dennis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Rhodes and wife, Judith Ann Rhodes

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. 199 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County, as follows:

SAID Lot No. 199 fronts 80 feet on the easterly side of Weldon Drive and runs back 180.4 feet on the northerly line and 116 feet on the southerly line to a dead line measuring 104 feet thereon.

BEING the same property conveyed to Clay Dennis and wife, Beulah Dennis by deed from Edna T. Crossfield, filed of record in Book 4866, page 70, Register's Office for Davidson County, Tennessee. The said Clay Dennis having predeceased Beulah Dennis and the said Ben Douglas Dennis and Sandra Dennis Barron being the sole and only heirs of the Estate of Beulah Dennis.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

4 4 2 8 7

IDENTIFICATION REFERENCE

SEP 9 9 20 AM '92

FILED J. WILSON II REGISTER DAVIDSON COUNTY, TN

4985 09/09 0101 03CHECK 223.60

unimproved ( )
This is improved (XX property, known as 106 Weldon Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 3rd day of September, 19 92

Ben Douglas Dennis

Sandra Dennis Barron

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 Ben Douglas Dennis and Sandra Dennis Barron

the bargainer s 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, TN, Tennessee, this 3rd day of September, 19 92.

Commission expires March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

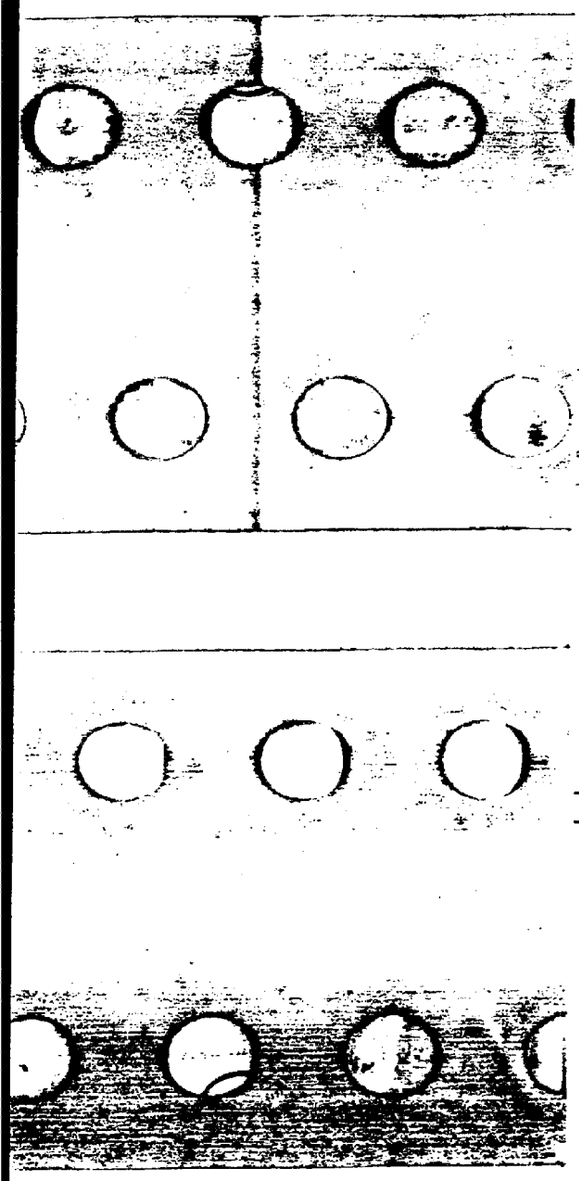


WARRANTY DEED

FROM
Ben Douglas Dennis and
Sandra Dennis Barron

TO
Leon Rhodes and wife,
Judith Ann Rhodes

RETURN TO:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8725 PAGE 479

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 58000.00 |
| CON TX | 214.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 223.60 |
| CHECK | 223.60 |

09/09/92 01 09:21 0001 4985

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

4 4 2 8 7

IDENTIFI REFERENCE

SEP 9 9 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 568653