PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 26-5-23

Instr:200003220029250 Page: 1 OF 2
REC'D FOR REC 03/22/2000 2:58:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $416.25

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **March, 2000** between **Tesha Marie Martin and husband, Jamie Martin, and Barbara S. Paskins and husband, Jim Paskins**, GRANTOR, and **Jerry W. Denton, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Goodlettsville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 10 feet of Lot No. 2 and all of Lot Nos. 3 and 4, Block "E" on the map of Roscoe Place of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.
Said lots and part of lot adjoin and front together 127 feet on the northerly side of Roscoe Street, and run back between lines 161 feet on the easterly line along the rear lines of Lot Nos. 6, 7, 8 and part of 9, and 150 feet on the westerly line of part of Lot No. 2 to the southerly line of Lot no. 20, and measures 70 feet thereon.

Being the same property conveyed to Tesha Marie Martin and Barbara S. Paskins by Quitclaim Deed from Inez Settle McGavoc and Barbara S. Paskins of record in Book 11623, page 713, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the year 2000 property taxes, which have been prorated, Grantee to pay.

This conveyance is further subject to any restrictions, easements and minimum building setback lines applicable to subject property.

Jamie Martin, husband of Tesha Marie Martin, and Jim Paskins, husband of Barbara S. Paskins, join in the execution of this Warranty Deed for the express purpose of conveying all of their right, title and interest, if any, marital or otherwise, in and to said realty to the Grantee, his heirs and assigns, forever.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Barbara S. Paskins
Barbara S. Paskins
Signature of Seller

Tesha Marie Martin
Tesha Marie Martin
Signature of Seller

Jim Paskins
Signature of Seller

Jamie Martin
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tesha Marie Martin and husband, Jamie Martin, and, and Barbara S. Paskins and husband, Jim Paskins** , the within named 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, at office, this **17th** day of **March, 2000.**

Notary Public

My Commission Expires:

Name and Address of Property Owner:

Jerry W. Denton
302 Roscoe Place
Goodlettsville, Tennessee 37072

Property Address:

302 Roscoe Place
Goodlettsville, Tennessee 37072

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

Person Responsible for Taxes:

Jerry W. Denton
302 Roscoe Place
Goodlettsville, TN 37072

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$112,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **March, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027