PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200004050034492 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:24:37PM
RECORD FEE: $11.06
M. TAX: $0.00 T. TAX: $306.73

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 2000** between **CURTIS DENNIS** , GRANTOR, and **MARLON J. BOUNDS and CHARITA G. BOUNDS, husband and wife** , 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 **NASHVILLE,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 26A on the Plan of Lakeview Hills, Zone Lot Division, as of record in Plat Book 5800, page 138, as amended in Book 6250, page 81, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

BEING the same property conveyed to Curtis L. Dennis by deed from Mahmood Arzanzarrin and wife, Mansoureh Sardari-Amidabadi, of record in Book 9548, page 364, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 5800, page 137, as amended in Book 6250, page 81; Restrictive Covenants of record in Book 6156, page 638; Land use Restriction Agreement of record in Book 883, page 551; any and all existing easements of record, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one 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.

CURTIS DENNIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **CURTIS DENNIS** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **March, 2000.**

Rhonda Berry
Notary Public

My Commission Expires: 3/27/04

RHONDA BERRY
Notary Public At Large
DAVIDSON COUNTY, TN

Name and Address of Property Owner:

MARLON J. BOUNDS and CHARITA G. BOUNDS
1311 PRIEST WOODS CT.
NASHVILLE, TN 37214

Property Address:

1311 PRIEST WOODS CT
NASHVILLE, TN 37214

Person Responsible for Taxes:

CENDANT MORTGAGE
P.O. Box 5449
Mt Laurel, NJ 08054

Parcel #: 108-16, Parcel 47

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$82,900.00** 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 **30th** day of **March, 2000.**

Rhonda Berry
Notary Public

My Commission Expires: 3/27/04

RETURN TO:

Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027