After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Instr:20000523005149 4 Page: 1 OF 3
REC'D FOR REC 05/23/2000 10:07:33AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIM C. REED AND WIFE, YEVETTE D. REED,** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **HOWARD R. DENNIS AND WIFE, LENOREA DENNIS** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 13 **day of** May **, 2000.**

JIM C. REED

YEVETTE D. REED

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Horry

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JIM C. REED AND YEVETTE D. REED**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 13th **day of** May, **2000.**

Kathleen Vitale
Notary Public

My Commission Expires: Nov. 4, 2009

~~So. Carolina~~ TN
STATE OF ~~TENNESSEE~~
COUNTY OF ~~Horry~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Howard R. Stanton
Affiant

Subscribed and sworn to before me this 22nd **day of** May, **2000.**

Lola A Taylor
Notary Public

My Commission Expires: 2-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2004

MY COMMISSION EXPIRES: February

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: Map 136-14, Parcel 190

ADDRESS NEW OWNER:

Howard R. Dennis
1017 Carla Court
Nashville, TN 37211

SEND TAX BILLS TO:

Same

TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 164A OF THE ZONE LOT DIVISION OF LOT NOS. 155 THROUGH 164 OF HARBOR GATE SUBDIVISION, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE 17, AMENDING PLAT BOOK 6250, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO JIM C. REED AND WIFE, YEVETTE D. REED FROM BREWER & BREWER, INC., FILED ON SEPTEMBER 23, 1986 IN VOLUME 6988, PAGE 10 OF DAVIDSON, TENNESSEE COUNTY RECORDS.

EASEMENTS.
THE FILED MAP SETS FORTH A MINIMUM BUILDING SETBACK ACROSS THE SOUTH 1/4 25'; UTILITIES ACROSS THE NORTH 1/4 10'; DRAINAGE ACROSS THE NORTH 1/4 10'; ANCHOR EASEMENTS ACROSS THE SOUTHWEST 1/4 2 1/2 X 25'.

EASEMENT NO 1, RECORDED 06/20/78 IN BOOK 5300, PAGE 909 FROM JUANITA HEARN TO METRO GOVERNMENT; PURPOSE OF EASEMENT: SANITARY SEWERS.

EASEMENT NO 2, RECORDED 06/28/82 IN BOOK 5904, PAGE 79 FROM JUANITA HEARN TO METRO GOVERNMENT; PURPOSE OF EASEMENT: STORM DRAINS.

RESTRICTIONS.
UNLESS OTHERWISE STATED, ALL DOCUMENTS EXECUTED BY HOBOCO, INCORPORATED IN FAVOR OF THE LOT OWNERS OF THE SUBDIVISION REFERENCED IN THE DESCRIPTION.

RESTRICTION 1, RECORDED 08/24/84 IN BOOK 6366, PAGE 494. RESTRICTION 2, RECORDED 06/13/84 IN BOOK 6250, PAGE 33 (NATURE: PLAT NOTES) RESTRICTION 3, RECORDED 06/28/86 IN BOOK 6900, PAGE 17 (NATURE: PLAT NOTES). BEING GENERAL SUBDIVISION/BUILDING RESTRICTIONS

AND BEING MORE FULLY DESCRIBED IN A DEED DATED 09/18/86 AND RECORDED 09/23/86 IN DEED BOOK 6988 PAGE 10 IN DAVIDSON COUNTY, TENNESSEE.

