PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (sk) Title No: 41786
Dav. Co. File: Box 8

Instr:200007070067279 Page: 1 OF 3
REC'D FOR REC 07/07/2000 8:28:59AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $541.68

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betty H. Dennis 4402 Lealand Lane Nashville, TN 37204	Union Planters Bank, National Association 2019 Richard Jones Road, Suite 300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 132-9-60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 146,400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna W. Barnes Living Trust and spouse, c/o William Barnes, Trustee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty H. Dennis, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being described according to a survey by David P. Brackman, R.L.S. #1684 of Volunteer Surveying, Dated July 1, 1999, File No. 99097, as follows: (see EXHIBIT A)

BEGINNING at an iron pin, located on the Easterly margin of Lealand Lane, said Pin located on the northwesterly corner of the Property conveyed to Linda Graves Sutherland by deed of Record in Book 7957, page 185, Register's Office for Davidson county, Tennessee; Thence, leaving Sutherland's Northwesterly corner, with the easterly margin of said Lealand Lane, North 09 degrees, 02 minutes 42 seconds East, 131.00 feet, to an iron pin l0ocated on the southwesterly corner of the property conveyed to Anne Hardison by Deed of record in Book 3279, page 625, Register's Office for Davidson County, Tennessee; Thence leaving the said Easterly margin of Lealand Lane, with the southerly lines of the said Hardison Property and the southerly lines of the property conveyed to Kenneth L. and Diane F. Dugan by deed of record in Book 10279, page 589, Register's Office for Davidson County, Tennessee and the property conveyed to Karin Anderson Barrett by deed of record in Book 11358, page 812, Register's Office for Davidson County, Tennessee, South 80 degrees 20 minutes 14 seconds East 299.17 feet to an iron pin, located on the southwesterly corner of the said Anderson Barrett Tract; thence south 09 degrees 01 minutes 11 seconds west, 131.00 feet to an iron pin, located on the northeasterly corner of the said Sutherland property; thence, with Sutherland's northerly line, North 80 degrees 20 minutes 14 seconds west 299.23 feet to the point of BEGINNING.

BEING the same property conveyed to William R. Barnes, Trustee of the Anna W. Barnes Living Trust by quitclaim deed from Anna W. Barnes a/k/a Ann Barnes of record in Book 9526, page 30, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Volunteer Surveying, Tennessee Surveyor license no. 1684, dated July 1, 1999, File/Job no. 99097

This conveyance is subject to: Taxes for 2000, and subsequent years.

This is improved property, known as: 4402 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of July, 2000.

William R. Barnes TTEE
William R. Barnes, Trustee of The
Anna W. Barnes Living Trust

State of Florida
County of

Before me the undersigned authority, personally appeared William R. Barnes, to me known (or proved to me on the basis of satisfactory evidence), to be Trustee of **The Anna W. Barnes Living Trust** the within named bargainor, a Trust, and acknowledged the execution of the foregoing instrument as such Trustee for the purposes therein contained.

Witness my hand and official seal on July 3, ~~19~~2000

Judith A. Hadwin
Notary Public

My Commission Expires:

JUDITH A. HADWIN
MY COMMISSION # CC 668883
EXPIRES: September 24, 2000
Bonded Thru Notary Public Underwriters

(Seal Required)

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146,400.00

Affiant

Sworn and subscribed before me on the 5th day of July, 2000.

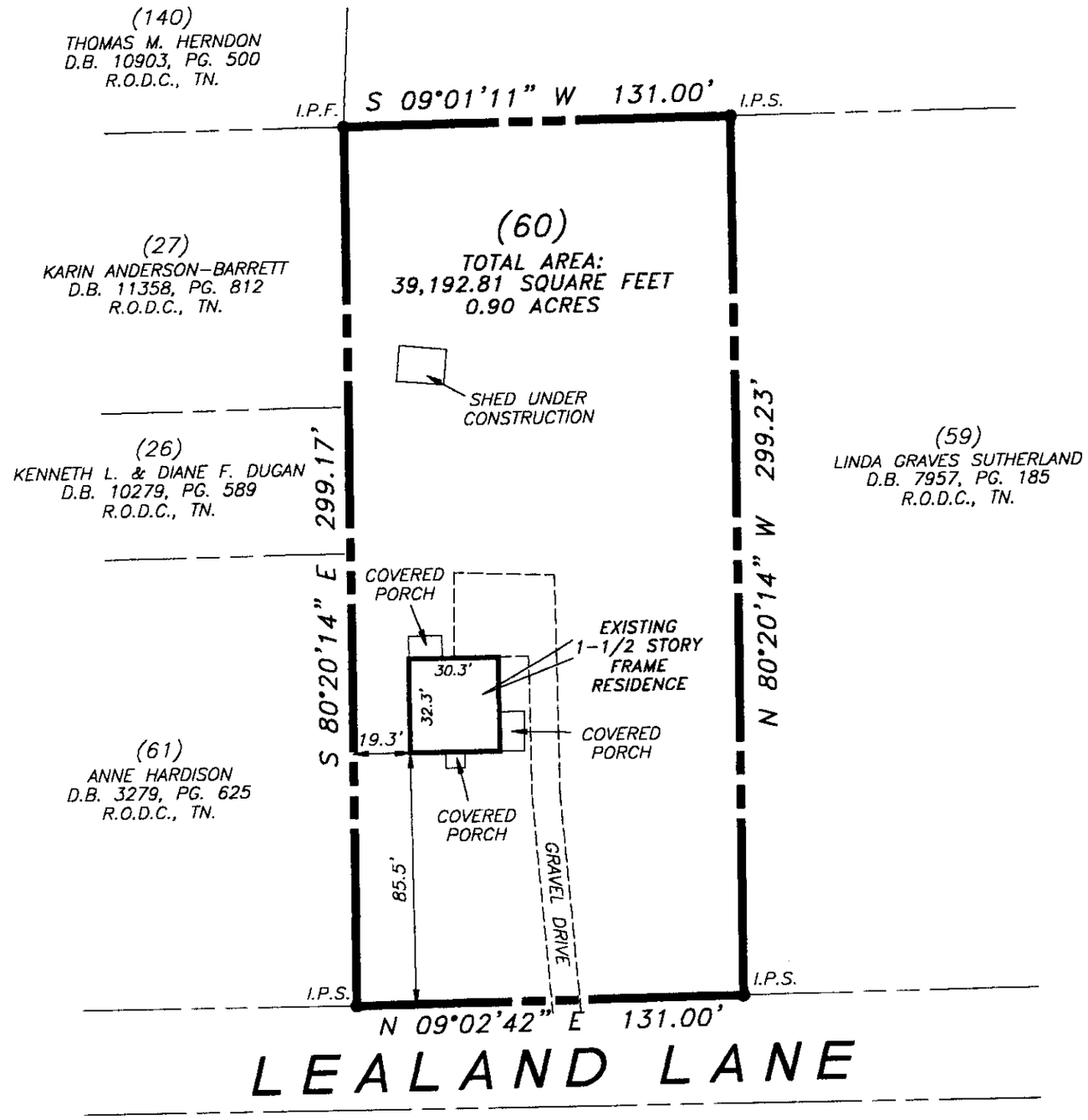
Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR.
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

THIS PARCEL _IS NOT_ INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAP RECEIVED BY ME AS OF THIS DATE.

EXHIBIT A



LOT SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY: David P. Brackman

DAVID P. BRACKMAN R.L.S.# 1684

DAVID P. BRACKMAN 1684 TENNESSEE NO. 1684

OWNER: BETTY DENNIS

PROPERTY LOCATED: 4402 LEALAND LANE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: BEING PARCEL 60 ON PROPERTY MAP 132-9

RECORDED: D.B. 9526, PG. 30, R.O.D.C., TN.

SCALE: 1" = 50'

DATE: JULY 1, 1999

VOLUNTEER SURVEYING
2826-D DOGWOOD PLACE
NASHVILLE, TENN. 37204
PHONE 385-5588
FAX 385-0840

FILE NO. 99097