WARRANTY DEED

THIS INDENTURE, made and entered into this **3rd** day of **August, 2001**, by and between **Kevin L. Gabhart and wife, Lisa A. Gabhart**, party of the first part, and **Robert Michael Dennis, Jr. and Jeanie Dennis** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee.**

Parcel #: 142-11-138.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kevin L. Gabhart

Kevin L. Gabhart

Lisa A. Gabhart

Lisa A. Gabhart

Davidson County DEEDWARR
Recvd: 08/08/01 09:12 3pgs
Fees:18.00 Taxes:699.30

20010808-0085099

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin L. Gabhart and Lisa A. Gabhart** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **3rd** day of **August, 2001**.

Cheryl M. Traverse
Notary Public

My commission expires: 12-20-03

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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Property address: **7132 Birchbark Drive**
Nashville, Tennessee 37221

Owner's name: **Robert Michael Dennis, Jr.**
Jeanie Dennis
and address: **7132 Birchbark Drive**
Nashville, Tennessee 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010267

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **189,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **3rd** day of **August, 2001**.

Cheryl M. Traverse
Notary Public

My Commission Expires 12-20-03

(FOR RECORDING DATA ONLY)

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Valley West, Section V, of record in Book 4175, page 64, as corrected in Book 4485, page 36, said Register's Office.

Being the same property conveyed to Kevin L. Gabhart and wife, Lisa A. Gabhart from Joseph P. Lucas and wife, Dorothy E. Lucas by Warranty Deed dated August 30, 1995 and recorded September 5, 1995 in Book 9783, page 202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 4175, page 64, Book 4485, page 36, Register's Office for Davidson County, Tennessee.

(6-010267/1)