This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Kevin R. Dennis
2511 Cabot Court
Murfreesboro, Tennessee 37129

Davidson County DEEDWARR
Recvd: 10/15/01 09:25 2pgs
Fees:13.00 Taxes:358.90
20011015-0111908

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American City Bank
340 W. Lincoln Street
Tullahoma, TN 37388

MAP 136-14
CTRL MAP
GROUP
PARCEL 190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Howard R. Dennis and wife, Lenora Dennis** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kevin R. Dennis, married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being al of **Lot No. 164A**, of the **Zone Lot Division of Lot Nos. 155 through 164 of Harbor Gate Subdivision, Section Two**, according to survey and plat of same appearing of record in Plat Book 6250, page 33, as amended in Plat Book 6900, page 17, both of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Howard R. Dennis and wife, Lenorea Dennis by deed from Jim C. Reed and wife, Yevette D. Reed of record in Instrument #200005230051494, Register's Office for Davidson County, Tennessee.

Lenorea Dennis is one and the same person as Lenora Dennis.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **1017 Carla Court, Nashville, Tennessee 37217.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **9th** day of **October, 2001**.

Howard R. Dennis

Lenora Dennis

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Howard R. Dennis and wife, Lenora Dennis**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of October, 2001.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $97,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of October, 2001.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 11/21/2004

LISA D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN