PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 43042

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/04/01 11:22 2pgs
Fees:13.00 Taxes:486.92

20011204-0132832

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phillip S. Denny Jennifer E. Denny 4751 Milner Drive Nashville, Tennessee 37211	Countrywide Home Loans Berry Hill Square 718 Thompson Lane, Suite 104 Nashville, Tennessee 37204-3612

TAX MAP-PARCEL NUMBERS: 147-02-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$131,600.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned David Collin Lowe and wife, Pamela W. Lowe, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip S. Denny and spouse, Jennifer E. Denny** 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 Lot No. 44 on the Map of Battery Crest Subdivision, Section I of record in Book 2900, page 91, Register's Office for said County.

SAID Lot No. 44 fronts 123.98 feet on the westerly margin of Milner Drive and extends back 96.48 feet on the northerly line and 173.8 feet on the southerly line to a dead line in the rear, measuring 105.93 feet thereon

Being the same property conveyed to David Collin Lowe and wife, Pamela W. Lowe, by deed from Lou Anne Jett, n/k/a Anne McKelvey and husband W. Gordon McKelvey of record in Book 11313, page 365, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 91 , said Register's Office, which Plan shows 40 foot minimum building set back line from Milner Drive and a 10 foot easement for public utility purposes along the rear and northerly side lines, and a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot and a 5 x 20 foot utility anchor easement located on the northeasterly front line of said lot; Restrictive Covenants of record in Book 3072, page 429 and Book 3098, page 290, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 4751 Milner, Nashville, Tennessee 37211

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 28th day of November, 2001 .

David Collin Lowe

Pamela W. Lowe

State of TENNESSEE

County of WILLIAMSON

On this 28th day of November, 2001 , before me the undersigned authority, personally appeared **David Collin Lowe Pamela W. Lowe** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

State of TENNESSEE My Commission Expires JULY 26, 2003

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $131,600.00

Affiant

Sworn and subscribed before me this 30th day of November, 2001

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires JULY 26, 2003