Davidson County DEEDWARR
Recvd: 02/19/02 15:54 2pgs
Fees:13.00 Taxes:162.80
20020219-0021170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of February, 2002.

Notary Public

My Commission Expires: 8.14.05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lawrence Clifford Denney and Dana F. Denney
7521 Lakeview Drive
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 077-000-009.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Terry and Susan M. Terry, Husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Lawrence Clifford Denney and Dana F. Denney, Husband and wife** hereinafter referred to as Grantees, their 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 Lot No.1 of the Miller-Terry Subdivision as of record in Book 9700, page 872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David A. Terry and wife, Susan M. Terry, by Warranty Deed from Paul Dean Miller and Mary Helen Miller Luck, of record in Book 11426, page 279, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 872, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as Lot 1, Miller-Terry Subdivision, Cub Creek Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 6th day of February, 2002.

David A. Terry

Susan M. Terry by David A. Terry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Terry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2002.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN MY COMMISSION EXPIRES AUG. 14, 2005

8-14-05
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Terry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact of Susan M. Terry, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Attorney in Fact for Susan M. Terry.

8-14-05
My Commission Expires

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN MY COMMISSION EXPIRES AUG. 14, 2005