WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/02 10:03 2pgs
Fees:13.00 Taxes:388.50

20020318-0033367

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, A.D. 2002

Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Davette Dennison	Same	Map 161
c/o Billy Christopher Tidwell 769 Huntingdon Parkway		Parcel 101
Nashville, TN 37211		Group 05-0-C

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W.P. Stevenson, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Davette Dennison, Trustee, with full power to convey, transfer, renumber the property without the joinder of any beneficion.

HEREINAFTER CALLED THE 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 Unit 1, Huntingdon Park Townhome in Master Deed filed in Record Book 8813, page 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W.P. Stevenson, Jr. by Quitclaim Deed of record in Instrument No. 20020220-0021403, Register's Office for Davidson County, Tennessee.

This convevance is made subject to By-Laws of record in Book 8813, page 590 restrictive covenants of record in Book 4225, page 778, TVA easement in Book 2338, page 226, all in the Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

769	Huntingdon Parkway,	Nashville	TN	37211
(HOUSE NUMBER)	(STREET)	(CITY)	(STATE)	(ZIP)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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(s) this the 11th day of January, A.D. 2002

W. P. Stevenson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.P. Stevenson, Jr. the within named, the bargainor, with whom I am personally acquainted, or who upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of January, 2002.

Notary Public

My Commission Expires: 7-30-02