THIS INSTRUMENT PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999
File No. 18100

STATE OF TENNESSEE /
COUNTY OF DAVIDSON /

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Marylle Elise Davis
Affiant

Kevin Smith
NOTARY PUBLIC

My commission expires: 1-22-03

NOTARY PUBLIC AT LARGE TENN. RUTHERFORD CO.

Name and Address of New Owner:

Kevin R. Dennis

2511 Cabot Court
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 04/08/02 15:50 2pgs
Fees:13.00 Taxes:259.00

20020408-0042965

Send Tax Bills To:

Kevin R. Dennis
2511 Cabot Court
Murfreesboro, TN 37129

Street Address of Subject Property:

2325 Elliston Place, #108
Nashville, Tennessee 37215

Map and Parcel:

Map 092-15-0-A
Parcel 108 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE D. HERMAN, AN UNMARRIED PERSON, "GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **KEVIN R. DENNIS, "GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 108, on the Plan of Elliston Place Quarters Condominiums, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Elliston Place Quarters, as of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Elliston Place Quarters, for proper identification.

Being the same property conveyed to Leslie D. Herman, by Deed from Sallie H. Seabury, a married person, of record in Book 10489, page 489, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Master Deed of record in Book 6657, page 72, with By-Laws appended thereto at page 106, as amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee.

3. Restrictive Convenants of record in Book 482, page 379, and Book 565, page 235, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 28 day of March, 2002.

Leslie D. Herman

LESLIE D. HERMAN

STATE OF TENNESSEE)
COUNTY OF Hamilton)

On this 28 day of March, 2002, before me personally appeared Leslie D. Herman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and

Notary Public

My Commission Expires Nov 6, 2002

My Commission Expires:_____