THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18771** **Jack Case Wilson** **Title Associates** **7100 Executive Ctr. Dr., Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me, this 6th day of MARCH, 2002. Notary Public My Commission Expires: 12-29-03

B-2712

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Teresa M. Tanner 3901 Whitland Avenue, #7 Nashville, TN 37205	Union Planters Bank PO BOX 2282 MEMPHIS, TN 38101-2282	MAP 103-16-E PAR 7.00 CO FB 26W 9818

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN C. DENNIS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TERESA M. TANNER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3901 Whitland Avenue, #7, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of MARCH, 2002.

JOHN C. DENNIS

Davidson County DEEDWARR
Recvd: 04/16/02 13:59 2pgs
Fees:13.00 Taxes:259.00
20020416-0047160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN C. DENNIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of MARCH, 2002.

My Commission Expires: _____ Notary Public

GERALD D. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2002

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Whitland Place Condominium of record in Plat Book 5200, page 597, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Whitland Place Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 6131, page 722, said Register's Office.

Being the same property conveyed to John C. Dennis, unmarried by deed from Sally Ellen Weatherford and husband, Don W. Belcher of record in Book 10921, page 586, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6131, page 722; (3) Charter of record in Book 6109, page 993; (4) Easement of record in Book 3464, page 278; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 597, said Register's Office.