This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY/Greenway Title Inc.,
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Kevin R. Dennis
2511 Cabot Ct.
Murfreesboro, TN. 37219
MORTGAGEE:
Mortgage Company of America
2416 21st Avenue S., Suite 202
Nashville, TN 37212

SEND TAX BILL TO:
Mortgagee

MAP	**136**
GROUP	**3**
PARCEL	**27**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Howard Ray Dennis and wife, Lenora A. Dennis** , hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kevin R. Dennis, a married person**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 122, PRIEST LAKE PARK, Section II, according to plat and survey of same appearing of record in Plat Book 4175, pages 56, 57, and 58, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Howard Ray Dennis and wife, Lenora A. Dennis by deed of record in Deed Book 8684, page 271, Register's Office for Davidson County, Tennessee.

Plat Book 4175, pages 56, 57, and 58, discloses an easement of record in Deed Book 4317, page 17, of the said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Deed Book 4317, page 17, of the said Register's Office.

This is improved property known as 112 Castaway Court, Nashville, Tennessee 37217.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

Davidson County DEEDWARR
Recvd: 04/24/02 09:38 2pgs
Fees:13.00 Taxes:592.00
20020424-0050360

WITNESS our hands this the 19th day of April, 2002.

Howard Ray Dennis

Lenora A. Dennis

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Howard Ray Dennis and wife, Lenora A. Dennis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2002.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT NOTARY PUBLIC RUTHERFORD COUNTY, TN

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2002.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

NOTARY PUBLIC RUTHERFORD COUNTY, TN