Davidson County DEEDWARR
Recvd: 08/06/02 09:06 2pgs
Fees:13.00 Taxes:255.30
20020806-0094205

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **31st** day of **July, 2002** between **Gary T. Dennis and wife, Stephanie M. Dennis,** , GRANTOR, and **Emma L. Bell, unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary T. Dennis and wife, Stephanie M. Dennis by Warranty Deed from Michael S. Kaszyski and wife, Dorothy C. Kaszyski of record in Book 7213, page 820, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 719 Chickasaw Avenue, Nashville, Tennessee 37207.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **31st** day of **July, 2002.**

Gary T. Dennis

Stephanie M. Dennis

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary T. Dennis and Stephanie M. Dennis, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of July, 2002.

C T Strohm
NOTARY PUBLIC

MY COMMISSION EXPIRES:

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $69000

Gary T. Dennis
Affiant

Subscribed and sworn before me this 31st day of July, 2002.

C T Strohm
NOTARY PUBLIC

C. THOMAS STROHM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2003

MY COMMISSION EXPIRES: _____

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Emma L. Bell
719 Chickasaw Avenue
Nashville, Tennessee 37207

Send Tax Bills to:
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, Maryland 21046

Map & Parcel Number:

Map 72-12-O Parcel 128