THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20347**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $303,100.00. Affiant Subscribed and sworn to before me this April 4, 2003 Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: John Milton Bancroft 119 Kenner Avenue Nashville, TN 37205	**Send Tax Bills To:** **SunTrust Mortgage, Inc** **201 Fourth Avenue N.** **Nashville, Tennessee 37219**	**Tax Information:** 116.03-087.00

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, **Marc P Dennis and wife, Kennon K. Dennis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Milton Bancroft and wife, Shiho Miyata Bancroft** ("Grantees"), their 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 119 Kenner Avenue, Nashville, TN, 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 April 4, 2003.

Marc P Dennis

Kennon K. Dennis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marc P Dennis and wife, Kennon K. Dennis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this April 4, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 04/09/03 10:01 2pgs
Fees:13.00 Taxes:1121.47

20030409-0047046

SCHEDULE "A"

Land in Davidson County, Tennessee, being the northerly 50.0 feet of Lot 75 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract as of record in Plat Book 421, page 100, Register's Office for said County, described as follows:

Said part of Lot No. 75 fronts 50.0 feet along the westerly side of Kenner Avenue and extends back between parallel lines, 200.0 feet to a dead line in the rear.

Being the same property conveyed to Marc P. Dennis and wife, Kennon K. Dennis by deed from Phillip Owen Englert, unmarried of record in Book 10574, page 919, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3) All matters appearing on the Plan of Kenner Manor Land Company's 2nd Subdivision of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.