PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (PWJr/fs)

Davidson County DEEDWARR
Recvd: 06/18/03 14:28 2pgs
Fees:13.00 Taxes:806.60
20030618-0084259

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sam A. Davis, II 6002 Umber Street Arrada, CO 80403	SAME

TAX MAP-PARCEL NUMBERS: 91-15/365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lance G. Hendren and spouse, Megan D. Hendren,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sam A. Davis, II ,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 611, Block 28, on the Plan of Charlotte Park Addition to West Nashville, as shown on the Plat of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to the Grantor by deed from R. Gary Chaffin of record in instrument no. 20020715-0084964, said Register's Office.

This is improved property, known as: 4710 Dakota Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on June 12th, 2003.

Lance G. Hendren

Megan D. Hendren

State of Tennessee
County of Davidson

On June 12th, 2003, before me the undersigned authority, personally appeared Lance G. Hendren and Megan D. Hendren, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 218,000.00

Affiant

Sworn and subscribed before me on June 12th, 2003.

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004