THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 08/27/03 12:01 2pgs
Fees:13.00 Taxes:240.50
20030827-0124440

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Kevin Ray Dennis 2511 Cabot Court Murfreesboro, TN 37129	Shirley Ann Binkley 4200 Edwards Avenue Nashville, TN 37216	071 16O 30300 27W 24885

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shirley Ann Binkley Omohundro and husband, William M. Omohundro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kevin Ray Dennis, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in Davidson County, Tennessee, being Lot Number 20, on the Plan of Thornby Place, of record in Book 332, Page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 20 fronts 50 feet on the southerly side of Mile End, formerly Driver Avenue, and runs back 132 feet on the westerly line and 133 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Vernon B. True and wife, Christine A. True by Deed, dated July 25, 1947, of record in Book 1511, Page 125, Register's Office for Davidson County, Tennessee. The said Vernon B. True having since died on March 8, 1993, in Davidson County, Tennessee. The Said Christine A. True died, unmarried, on February 26, 1994, in Davidson County. Pursuant to the Last Will and Testament of Opal Christine True, all her property, real, personal and mixed was bequeathed to her daughter, Shirley Ann Binkley Omohundra. Opal Christine True being one in the same person as Christine A. True.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 758 Douglas Avenue Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS OUR HANDS THIS 25th day of August, 2003

Shirley Ann Binkley Omohundro

Shirley Ann Binkley Omohundro

William M. Omohundro

William M. Omohundro

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Shirley Ann Binkley Omohundro and husband, William M. Omohundro

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 25th day of August, 2003

My Commission expires July 24, 2007

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE MY EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 65,000.00

Affiant

Subscribed and sworn to before me this 25th day of August, 2003

K. J. Shelton
Notary Public

My Commission Expires: July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN