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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22038-11-2003**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 4th day of December, 2003.<br><br>Notary Public<br><br>My Commission Expires:<br><br>GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.<br>My Commission Expires SEPT. 25, 2004 |

# WARRANTY DEED

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| **Address New Owner:**<br>Raymond Denson<br>Mary E. Denson<br>205 Wentworth Circle<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br><br>Map No.116-16<br>Parcel No. 033.00 CO |

**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, **James Hunter Atkins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond Denson and wife, Mary E. Denson** ("Grantee"), its 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 205 Wentworth Circle, Nashville, TN, 37215

**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 the 4th day of December, 2003.

James Hunter Atkins, by: George G. Payne, III, Attorney-In-Fact

Leigh Z. Atkins, by: George G. Payne, III, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE G. PAYNE, III, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said JAMES HUNTER ATKINS AND LEIGH Z. ATKINS and is authorized by the said JAMES HUNTER ATKINS AND LEIGH Z. ATKINS to execute this instrument on THEIR behalf.

Witness my hand, at office, this 4th day of December, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 12/11/03 14:17 2pgs
Fees:13.00 Taxes:1720.50

20031211-0177999

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Second Revision The Iroquois of Nashville as of record in Plat Book 6900, pages 61 and 62, amended in Book 9226, page 909, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James Hunter Atkins, married by deed dated November 12, 1996 from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 10259, page 993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Declaration of Covenants, Conditions and Restrictions for The Iroquois of Nashville of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732 and Book 7523, page 828, Register's Office for County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Dedication of common area to Iroquois Homeowners Association, Inc. of record in Book 8853, page 662, Register's Office for County, Tennessee;
4) Charter of Incorporation of Iroquois Homeowners Association, Inc. of record in Book 7661, page 875 amended in Book 8209, page 304, Register's Office for County, Tennessee;
5) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3432, page 467, Book 4154, page 212 and Book 4159, page 136, Register's Office for Davidson County, Tennessee;
6) Storm water detention agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee;
7) All matters appearing on the Plan of record in Book 6900, pages 61 and 62 as amended in Book 9226, page 909, Register's Office for County, Tennessee.