39-B

Davidson County DEEDWARR
Recvd: 02/04/04 11:17 2pgs
Fees:13.00 Taxes:684.50

20040204-0013605

RECORD & RETURN TO:
FILE BOX #: Davidson County
39-B

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 85000.00.

Affiant

Subscribed and sworn to me on January 30, 2004.

NOTARY PUBLIC

7-30-05

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19883SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Douglas Rains 208 Wesley Court Nashville, TN 37209	FRANKLIN AMERICAN MORTGAGE 501 CORPORATE CTR #400 FRANKLIN, TN 37067	114-8-A-8 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Valerie E. Dennison, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Douglas Rains, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Cedar Crest Subdivision, Phase I, as of record in Plat Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Valerie D. Kluss and husband, Geoffrey H. Kluss and G.H. Kluss, an unmarried person by deed from Robert S. Santini and wife, Ann T. Santini of record in Book 9047, page 862, Register's Office for Davidson County, Tennessee. The said G.H. Kluss having quitclaim his interest in the subject property to Valerie D. Kluss and husband, Geoffrey H. Kluss by deed of record in Book 10168, page 279, Register's Office for Davidson County, Tennessee. The said Geoffrey H. Kluss having quitclaim his interest in the subject property to Valerie E. Dennison by deed of record as Instrument No. 20001103-0109555, Register's Office for Davidson County, Tennessee. The said Valerie D. Kluss now being known as Valerie E. Dennison.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Cedar Crest, of record in Book 7213, page 973, as amended in Book 8424, page 405; Book 10086, page 772; Book 120174, page 199 and Instrument No. 20020823-0102246, and the By-Laws appended thereto, of record in Book 8480, page 693, Register's Office for Davidson County, Tennessee; and
3. Matters shown on plan of record in Book 6900, page 284, Register's Office for Davidson County, Tennessee; and
4. Cedar Crest Homeowners Association Charter of record in Book 8424, page 180, Register's Office for Davidson County, Tennessee; and
5. Conveyance of common areas to Homeowners Association of record in Book 8440, page 259, Register's Office for Davidson County, Tennessee; and
6. Storm Water Detention Agreement of record in Book 7127, page 767, Register's Office for Davidson County, Tennessee; and
7. 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.

This property is also known as improved property located at 208 Wesley Court, Nashville, TN 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTORS do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on January 30, 2004.

Valerie E. Dennison

Valerie E. Dennison

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 30, 2004, before me personally appeared Valerie E. Dennison to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 30, 2004.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NOTARY PUBLIC

My Commission Expires: 7-30-05