Prepared By
Accurate Title and Escrow, Inc.
181 E. Main Street, Ste. 2
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/14/04 12:20 2pgs
Fees:13.00 Taxes:315.24
20040414-0041976

Warranty Deed

THIS INDENTURE is made and entered into this 29th day of March 2004, between Christopher D. Denton and wife, Elizabeth Wilks Denton,* GRANTOR(S), and Adrian M. Holt and Leila R. Holt, husband and wife, GRANTEE(S). WITNESSETH: That for and in consideration of Eighty-five thousand, two-hundred Dollars ($85,200.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right and title interest in the following described property lying in the City of Madison, Davidson County, State of Tennessee, more particularly described as follows: * AKA Sara Elizabeth Denton

Property located at 1606 Monticello Avenue, Madison, Davidson County, Tennessee 37115.

Being Lot No. 3 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, Register's Office for said County. Said Lot No. 3 fronts 100 feet on the west side of Monticello Avenue, and extends back 130.8 feet on the north line and 134.8 feet on the south line to a dead line in the rear on which it measures 95.2 feet. Being part of the property conveyed to Cumberland Builders, Inc., by deed from Gatewood Development Company, Inc., in Book 3612, Page 179, said Register's Office.

Being the same property conveyed to Christopher D. Denton and wife, Elizabeth Wilks Denton by Warranty Deed from Cumberland Builders, Inc., dated 06/08/1964 and filed of record in Book 3767, Page 89, said Register's Office.
The said Christopher D. Denton died on July 12, 1997 and property now vests solely in Elizabeth Wilks Denton surviving tenant by the entirety.
Being the same property conveyed to Adrian M. Holt and wife, Leila R. Holt, husband and wife, by Warranty Deed from Christopher D. Denton and wife, Elizabeth Wilks Denton dated [illegible] 200[illegible] and filed of record in Book [illegible] Page [illegible] said Register's office.
THIS DOCUMENT IS EXECUTED ON BEHALF OF ELIZABETH WILKS DENTON AKA SARA ELIZABETH DENTON BY HER LAWFUL ATTORNEY-IN-FACT RONALD ELTON DENTONPURSUANT TO THE AUTHORY VESTED IN HIM BY INSTRUMENT OF RECORD IN INSTRUMENT NUMBER [illegible] SAID REGISTERS OFFICE

WITNESS my hand on the day and year first above written

The said Elizabeth Wilks Denton and Sara Elizabeth Denton are one. And the same person

Christopher D. Denton
Signature of Seller

PoA
Elizabeth Wilks Denton
Signature of Seller

STATE OF TENNESSEE
COUNTY OF _____

On this ___ day of _____, 200__ a[illegible] _____ and _____ 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 who acknowledges the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

_____
NOTARY

Seal

My Commission Expires: _____

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF SUMNER

ON THIS 29th DAY OF MARCH 2004, before me personally appeared Ronald Elton Denton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sara Elizabeth Denton AKA Elizabeth Wilks Denton and acknowledge that he executed the same as the free act and deed of said Sara Elizabeth Denton AKA Elizabeth Wilks Denton.

Witness my hand and official seal this 29th day of March, 2004.

Notary Public

My Commission Expires
1-27-07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

Name and address of Property Owner: Adrian M. Holt
~~Christopher D.Denton and wife, Elizabeth Wilks Denton~~
1606 Monticello Ave.
Madison, TN 37115

Property Address
1606 Monticello Ave.
Madison, TN 37115

Person Currently Responsible for Taxes:
Same as Above

Map 34-5 Parcel 28.00

AFFIDAVIT OF VALUE

State of Tennessee
County of Sumner

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $85,200.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a notary public, this 29th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 1-27-07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007