90-A

Davidson County DEEDWARR
Recvd: 05/12/04 15:43 2pgs
Fees:13.00 Taxes:225.70
20040512-0055367

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

758 Douglas Trust
2576 Memorial Blvd., Suite 108
Springfield, TN 37172

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 71-16
PARCEL 303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin Ray Dennis**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **758 Douglas Trust**, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Thornby Place, of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Kevin Ray Dennis, a married person, by deed from Shirley Ann Binkley Omohundro and husband, William M. Omohundro of record in Instrument No. 20030827-0124440, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Darise Dennis joins in the execution of this instrument to convey her interest in the property as spouse of Kevin Ray Dennis.

This is improved property known as 758 Douglas Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of May, 2004.

Kevin Ray Dennis

Darise Dennis by Kevin Ray Dennis

Darise Dennis by Kevin Ray Dennis, Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20040512-0055366, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kevin Ray Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11 day of May, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Kevin Ray Dennis, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Darise Dennis, and who acknowledged that he executed the same as the free act and deed of Darise Dennis. Witness my hand and official seal this 11 day of May, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $61,000.00.

AFFIANT

Subscribed and sworn to before me this 11 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007