This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 06/03/04 15:08 3pgs
Fees:18.00 Taxes:621.60
20040603-0065594

File No.: **2120-515716**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of May, 2004**, by and between **Richard Dennison and wife, Corrine Thomas Dennison**, parties of the first part, and **William S. Garland and Shana B. Garland**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 135, Section Three, LEXINGTON POINT Subdivision, as shown on plat of record in Plat Instrument No. 20020116000633l, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Dennison by Deed of record in Instrument No. 20020621-0075171 and subsequently Corrine Thomas Dennison is joining in this conveyance to release any marital rights.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20020621-0075171** in said Register's office.

This conveyance is made subject to:
Taxes for the year 2004 and subsequent years, easements and restrictions of record

Parcel ID # **126-15B-254co**
X Improved OR
Unimproved property located at: **7144 Commonwealth Circle, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Richard Dennison Corrine Thomas Dennison

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard Dennison and wife, Corrine Thomas Dennison** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of May, 2004.**

Notary Public

My Commission Expires: 3/10/07

Notary Public At Large

****

Owner's Name: **William S. Garland and Shana B. Garland**

and Address: **7144 Commonwealth Circle**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans
715 Thompson Lane Suite
104
Nashville, TN 37204-3612

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$168,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

William S. Ballard

Affiant

Subscribed and sworn to before me this **Twenty-eighth day of May, 2004.**

Brenda R. Lehman

Notary Public

My Commission Expires: 3/10/07

