This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0403

Return To:
TITLE ENTERPRISES, LLC
8351 E. WALKER SPRINGS LN.
SUITE 103
KNOXVILLE, TN 37923

Send Tax Bills To:
Brenda Turner
~~406 South 15th St.~~ 2732 Bullock Ave
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 07/26/04 12:15 2pgs
Fees:13.00 Taxes:318.20
20040726-0088969

New Owner is:
406 South 15th Street
Nashville, TN 37206

MAP:
PARCEL: 83-13/349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John D. Denton** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brenda Turner** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

LAND in Davidson County, Tennessee, being 40 feet and one inch off the north side of Block "X", of the Subdivision of the Lindsley Home Place in the Old 10th Civil District of Davidson County, Tennessee, a plan of which subdivision is of record in Plan Book 2, page 92, Chancery Court at Nashville.

Said 40 feet and one inch fronting on the westerly side of 15th Street, and runs back between parallel lines 150 feet, more or less to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being 120 feet more or less off the rear of 40.1 foot lot, more or less, located on the westerly side of 15th Street, said 40.1 foot being on the plan of Lindsley Home place, as of record in Plan Book No. 2, page 93, of the Chancery Court at Nashville Tennessee, and being the northerly 40.1 feet of lot marked "X" on said plan Said 120 feet more or less off the rear of said 40.1 foot lot is described as follows:

Beginning at a point, the NW corner of said lot and running southerly along the easterly margin of an alley 40.1 feet to a point, the SW corner, thence easterly 120 feet, more or less, to a stake; thence northerly 40.1 feet to a stake in southerly margin of an alley; thence westerly 120 feet to the beginning.
Being the same property conveyed to John D. Denton by Deed of record in Book 11189, Page 57, recorded 11/04/1989, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2004.

GRANTOR:

John D. Denton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John D. Denton** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Affiant

SWORN TO and subscribed
before me this 30 day of
June, 2004.

NOTARY PUBLIC