This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0413

Davidson County DEEDWARR
Recvd: 07/26/04 12:18 2pgs
Fees:13.00 Taxes:327.45
20040726-0088973

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

Send Tax Bills To:
Sam

New Owner is: George Penn
3516 Seneca Forest Drive
Nashville, TN 37217

MAP: 136.10-OB
PARCEL: 020.00-CO

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 **George Penn** , 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 in Davidson County, Tennessee, being Lot No. 44, Unit 44-A, Condominium Site PLat Lots 15-20, 41-56, Section Four Priest Lake Forest, of record in Plat Book 5200, page 573, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to JOHN D. DENTON from MARY J. DENTON by Quitclaim Deed dated October 16, 1989 of record in Book 7990, Page 315, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building setbacks lines of record.

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 15 day of July, 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 15 day of July, 2004.

Notary Public

My Commission Expires:_____

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $88,500.00.

Affiant

SWORN TO and subscribed
before me this 15 day of
July, 2004.

NOTARY PUBLIC

REITA JENNINGS
NOTARY PUBLIC AT LARGE
ANDERSON COUNTY, TENN.
My Commission Expires 10/31/05

My commission expires: