Davidson County DEEDWARR
Recvd: 08/12/04 13:02 2pgs
Fees:13.00 Taxes:327.45
20040812-0097540

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0416

Send Tax Bills To:
Same

New Owner is: George Penn
2814 Lake Forest Drive
Nashville, TN 37217

MAP: 136.10-OA
PARCEL: 005.00-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, A Single Person** , 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:

LOCATED in Nashville, County of Davidson, State of Tennessee to-wit: Described land in Nashville, Davidson County, Tennessee, being a certain condominium apartment described as follows: Unit E, Lot No. 65, in a Horizontal Property Regime as shown on the condominium site plan, Section 1, Priest Lake Forest, as of record in Plat Book 5190, Page 658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 2004 Davidson County Taxes.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations set forth in restrictions recorded in Book 5931, Page 645 thru 683, and in any allied instrument(s) referred to in said restrictions.
3. Subject to all matters shown on Plat recorded in Book 5190, Page 658, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to JOHN D. DENTON, A SINGLE PERSON from U.S. DEPARTMENT OF VETERANS AFFAIRS by Special Warranty Deed dated April 2, 1992 of record in Book 8606, Page 169, in the Register's Office, 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 20 day of July, 2004.

GRANTOR:

John D. Denton,

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Anderson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John D. Denton, A Single Person** , 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 21 day of July, 2004.

Notary Public

My Commission Expires:_____

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 20 day of July, 2004.

NOTARY PUBLIC

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

My commission expires:

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