This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040045

Davidson County DEEDWARR
Recvd: 08/18/04 10:47 2pgs
Fees:13.00 Taxes:327.45
20040818-0099767

Send Tax Bills To:
Same

New Owner is: George Penn
2815 Lake Forest Drive
Nashville, TN 37217

MAP: 136.10-OA
PARCEL: 001.00-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, Unmarried**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1, Lot 2, in a Horizontal Property Regime as shown on the plan of condominium site of Section 1, Phase 1, Priest Lake Forest, of record in Book 5190, Page 626, and Book 5190, Page 657, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to JOHN D. DENTON, UNMARRIED from TIM BERRY, a/k/a TIMOTHY L. BERRY, UNMARRIED by Warranty Deed dated May 22, 1992 of record in Book 8641, Page 109, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building setback 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 30 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, Unmarried** , 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 July, 2004.

Notary Public

My Commission Expires: 11-25-2006

STATE OF TENNESSEE)
COUNTY OF Williams)

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

Affiant

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

NOTARY PUBLIC

My commission expires:

6-5-07