This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040057

Davidson County DEEDWARR
Recvd: 08/18/04 10:48 2pgs
Fees:13.00 Taxes:287.49
20040818-0099769

Send Tax Bills To:
Pamela Michelle Smith
526 Maxine Dr.
Antioch, TN 37013

New Owner is: Pamela Michelle Smith
526 Maxine Drive
Antioch, TN 37013

MAP: 173-01
PARCEL: 269.00

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 **Pamela Michelle Smith** , 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:

SITUATE, LYING and BEING in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 13-B ON THE PLAN OF MONTE CARLO SEC. IV AS OF RECORD IN BOOK 6250, PAGE 577, (ERRONEOUSLY REFERRED TO AS BOOK 6250, PAGE 856 IN PRIOR CONVEYANCE) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF CEDARCREEK DRIVE AT THE SOUTHEAST CORNER OF LOT 13, MONTE CARLO, SECTION 5; THENCE, FOLLOWING THE EAST LINE OF LOT 13 IN A NORTHERLY DIRECTION 45.97 FEET TO A POINT; THENCE S 59 DEGREES 30' 12" W, 124.59 FEET TO A POINT; THENCE S 30 DEGREES 8' 48" E, 20.21 FEET TO A POINT, THENCE AROUND A CURVE IN A SOUTHEASTERLY DIRECTION 38.27 FEET TO A POINT; THENCE, N 59 DEGREES 51' 12" E 99.69 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to JOHN D. DENTON from ANDREW M. CUOMO, Secretary of Housing and Urban Development by Cash Deed dated March 27, 1997 of record in Book 10399, Page 982, 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 W. Union)

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 July, 2004.

Notary Public

My Commission Expires: 11-25-2006

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $77,700.00.

Affiant

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

NOTARY PUBLIC

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

My commission expires:

10-31-2005