This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040059

Davidson County DEEDWARR
Recvd: 08/23/04 11:23 2pgs
Fees:13.00 Taxes:349.65
20040823-0101512

Send Tax Bills To The Same:

New Owner is:
2905 Jones Ave
Nashville, TN 37207

MAP: 60-12
PARCEL: 139.00

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, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Pamela M. 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:

LAND in Davidson County, Tennessee, described in part according to a November 17, 1978 survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, Page 993 Register's Office of Davidson County); thence with Given's northeasaterly property line south 33 deg. 25 feet East 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt;s said prperty line North 56 deg. 30; East 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, Page 467, said Register's Office); thence with Lankford's southwesterly property line, North 26 deg. 45 feet West 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southeasterly margin of said Avenue, South 62 deg. 30 feet West 85.0 feet to the point of beginning.

BEING the same property conveyed to John D. Denton, unmarried from John Migliorato and wife, Shauna Norris by Warranty Deed dated September 30, 1996 of record in Book 10210, Page 258, 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 09 day of August, 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 09 day of August, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $94,500.00.

Affiant

SWORN TO and subscribed before me this 09 day of August, 2004.

NOTARY PUBLIC

My commission expires:

Sept 4, 2005

ROBIN A. MORGAN NOTARY PUBLIC AT LARGE KNOX CO. TENN