This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040062

Davidson County DEEDWARR
Recvd: 09/07/04 10:16 2pgs
Fees:13.00 Taxes:295.26
20040907-0107530

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

Send Tax Bills To:
Pamela Smith
434 N. Walnut Bend
Cordova, TN 38018
New Owner is:
2709 Brunswick Dr.
Nashville, TN 37207

MAP: 60-16
PARCEL: 28.00

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, an unmarried person** , 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:

Being Lot No. 22 on the plan of Capitol View Subdivision of record in Book 974, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 70.01 feet on the northerly margin of Brunswick Drive and runs back 192.7 feet on the east sideline, and 192.3 feet on the west sideline, and measures 70 feet across the rear lot line.

BEING the same property conveyed to John D. Denton, unmarried from Beth Ann Pope, Administratrix of the Estates of Jimmie Dale Williams, Sr., Jimmie Dale Williams, Jr., Shelby Carol Williams and Beth Ann Pope, Individually by Warranty Deed dated June 23, 2000 of record in Instrument No. 200006280064144, in the Register's Office, Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:
1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat book 974, page 53, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2709 Brunswick Drive, Nashville, Tennessee 37207.

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 31 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, an unmarried 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 31 day of August, 2004.

Notary Public

My Commission Expires: 1-25-06

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $79,800.00.

Affiant

SWORN TO and subscribed before me this 31 day of August, 2004.

Carmen Brooks
NOTARY PUBLIC

CARMEN BROOKS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENNESSEE

My commission expires: 6/5/07