This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040060

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

Davidson County DEEDWARR
Recvd: 09/07/04 10:22 2pgs
Fees:13.00 Taxes:330.23
20040907-0107536

New Owner is:
1104 Douglas Avenue
Nashville, TN 37207

MAP: 72-13
PARCEL: 424.00

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 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, being Lot No. 14 on the Map of Eastland Baptist Church Subdivision, of record in Book 421, Page 155, said Register's Office.

Said Lot No. 14 fronts 51 feet 6 inch on the south side of Douglas Avenue and runs back between lines 109 feet on the east line and 98 feet 6 inches on the west line, to an ally on which it measures 50 feet.

BEING the same property conveyed to JOHN D. DENTON from FIRST SOUTHERN FINANCIAL SERVICES, INC. formerly known as ECKHARDT REALTY CORPORATION, Trustee for the 1104 Douglas Land Trust by Warranty Deed dated March 8, 2002 of record in Instrument No. 20020308-0029748, in the Register's Office, Davidson County, Tennessee.

For further reference being the same property conveyed to Eckhardt Realty Corporation, Trustee for the 1104 Douglas Land Trust by quitclaim deed from Kevin McKenna and wife, Dottie McKenna, and Shelton Wasilewsky and wife, Tammy Wasilewsky, of record in Book 1090B, page 564, said Register's Office. Pursuant to Amendment to Charter filed with the Tennessee Secretary of State on November 18, 1999, and recorded in Instrument No. 200203080029747, Register's Office for Davidson County, Tennessee, Eckhardt Realty Corporation changed its name to First Southern Financial Services, Inc., a Tennessee corporation.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantees, and such limitations, restrictions and easements as may affect the premises.

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 10 day of August, 2004.

GRANTOR:

John D. Denton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 10 day of August, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $89,250.00.

Carmen Bragg
Affiant

SWORN TO and subscribed before me this 10 day of August, 2004.

Robin A. Morgan
NOTARY PUBLIC

My commission expires: Sept 4, 2005