This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0404

Davidson County DEEDWARR
Recvd: 09/21/04 15:13 2pgs
Fees:13.00 Taxes:194.25
20040921-0113683

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

Send Tax Bills To:
Kate and James Gray
Same

New Owner is:
2347 Cooper Terrace
Nashville, TN 37216

MAP:
PARCEL: 72-7/1

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 **Kate Gray and James Gray**, 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. 12B, on the Plan of Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates, as shown on plat of record in Plat Book 6900, page 210, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to John D. Denton in Instrument No. 20020522-0062411, recorded 05/22/2002, Register's Office for Davidson County, Tennessee.

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 Williamson)

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: 11-25-06

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Affiant

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

NOTARY PUBLIC

My commission expires:

Sept 4, 2005

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