This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $228,700.00

Karen S. Dells
Affiant

Subscribed and sworn to before me,

this 29 day of Sept, 2004.

Laura Shoun
Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 09/24/04 15:30 2pgs
Fees:13.00 Taxes:846.19
20040924-0115764

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Michael Lee Webber Jo Anne Rosenblum 1041 Percy Warner Blvd. Nashville, TN 37205	SAME	129-8-24.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael W. Dunne and wife, Marguerite M. Dunne**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Michael Lee Webber and Jo Anne Rosenblum, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 39 on the Plan of Section 1, Warner Park Valley, as of record in Plat Book 3600, pages 12 thru 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael W. Dunne and Marguerite G. Murphy by deed of record in Book 9012, page 445, Register's Office for Davidson County, Tennessee.

Marguerite G. Murphy is now known as Marguerite M. Dunne.

This conveyance in made subject to:

1. 2004 taxes a lien not yet due and payable.

2. Plan of record at Plat Book 3600, pages 12 thru 14, Register's Office for Davidson County, Tennessee.

This is improved property known as : 1041 Percy Warner Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20 day of September, 2004.

Michael W. Dunne

Marguerite M. Dunne

LAURA SHOUN
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Dunne and Marguerite M. Dunne, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 20 day of September, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08