WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/04 11:01 2pgs
Fees:13.00 Taxes:613.46

20041209-0146801

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,800.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2004.

Notary Public

My commission expires: 11/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Denton **Jeremy Denton**	New owner's Address	**128-07-0-A-009co**
7734 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nancy R. Gann Jennette, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Denton and Jeremy Denton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Glenwood Trace Subdivision, Section I, as of record in Book 6900, Page 359, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nancy R. Gann, unmarried, by Warranty Deed from Maddox-Eason Properties, of record in Book 7823, Page 902, Register's Office for Davidson County, Tennessee. The said Nancy R. Gann having since married, now being known as Nancy R. Gann Jennette.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Glenwood Trace, of record in Book 7253, Page 578 and as re-recorded in Instrument No. 200008100079444, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

Albert Jennette, spouse of the above named Nancy R. Gann Jennette, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (X) Unimproved (____) property, known as: **7734 Sawyer Brown Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **6th** day of **December, 2004.**

Nancy R. Gann-Jennette

Albert Jennette

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy R. Gann Jennette and husband, Albert Jennette,** the bargainor, 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 and official seal at Nashville, Tennessee, this **6th** day of **December, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05