This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040096

Davidson County DEEDWARR
Recvd: 01/05/05 11:24 2 pgs
Fees:13.00 Taxes:329.30
20050105-0001882

Return to:

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

Send Tax Bills To Same:
New Owner is:
Pamela Michelle Smith
1010 Dew St.
Nashville, TN 37206-3028

MAP: 94-01
PARCEL: 129.00

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 Michelle 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. 55 on the Map of the Subdivision of Lot No. 3 of the N.H. Hobson's Subdivision as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 50 feet on the southerly side of Dew Street, formerly Caldwell Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JOHN D. DENTON from 1010 DEW STREET TRUST, WAYNE'S STEVENS, TRUSTEE by Warranty Deed dated July 21, 2000 of record in Instrument No. 200007210072975, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building setback lines of record.

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 22 day of December, 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 22 day of December, 2004.

Notary Public

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Affiant

SWORN TO and subscribed before me this 27 day of December, 2004.

NOTARY PUBLIC

REITA JENNINGS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENN. My Commission Expires 10/31/05

My commission expires:

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