This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040094

Davidson County DEEDWARR
Recvd: 01/05/05 11:26 2 pgs
Fees:13.00 Taxes:341.88

20050105-0001885

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
3304 Nevada Ave
Nashville, TN 37209-3915

MAP: 92-13
PARCEL: 363.00

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 the easterly 15 feet of Lot No. 99 on the Plan of Hortense Place of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee. Said part of Lot No. 99 fronts 15 feet on the northerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John Denton from The Estate of Mary Elizabeth Ellis by Dorothy E. Wilson and Vivian E. Johnson, as co-executrixes by Quit Claim Deed dated December 4, 2002 of record in Instrument 20021205-0149905, in the Register's Office, Davidson County, Tennessee.

This is improved property known as 3304 Nevada Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances 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 27 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 27 day of December, 2004.

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

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $92,400.00.

Affiant

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

REITA JENNINGS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENN. My Commission Expires 10/24/05

NOTARY PUBLIC

My commission expires: