Return to:

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040092

Davidson County DEEDWARR
Recvd: 01/05/05 12:23 2 pgs
Fees:13.00 Taxes:322.46
20050105-0001888

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

Send Tax Bills To Same:
New Owner is:
Pamela Smith
Walnut Bend
Memphis, TN 37207

MAP & PARCEL: 71-12-276.00

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 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:

Grantor being duly authorized by resolution of its board of directors or ortherwise, hereby conveys to John Denton,Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 60 Feet of Lot No. 53 on the Map of TL Wards Resubdivision of certain Lots in Williams and Hayes Company's Belleview Plan of record in Book 974, page 48, Register's Office for said County.

Said part of said Lot fronts 60 feet on the Southerly side of Ward Street and runs back between parallel lines 200 feet to a dead line.

Parcel Number 071-12-0-276.00.

Commonly known as: 918 Ward Street, Nashville,Tn 37207

Being the same property conveyed to John D. Denton by Special Warranty deed from EQCC Trust 2001-3 dated June 27, 2003, recorded 08/05/03, in Instrument No. 20030806-0111490, in the register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property above described, together with the privileges and appurtenances and hereitaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

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 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 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.

Notary Public
My Commission Expires:_____

BYLINE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 25, 2008

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $87,150.00.

Carmen Bragg
Affiant

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

NOTARY PUBLIC
My commission expires:

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