This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28040101

Davidson County DEEDWARR
Recvd: 01/20/05 10:22 2 pgs
Fees:13.00 Taxes:499.50
20050120-0007308

Send Tax Bills To Same:
New Owner is:
Pamela Michelle Smith
1103 Seymour Ave
Nashville, TN 37206

MAP: 83-05
PARCEL: 191.00

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. 18 and the westerly 30 feet of Lot No. 19 on the Plan of Cobb's Subdivision of the R.K. Brown Property, as of record in Book 112, Page 144, Register's Office for said County.

Said Lot No. 18 and part of Lot No. 19 front together 80 feet on the northerly side of Seymour Avenue and run back between parallel lines, with the easterly margin of an alley, 150 feet and on the east line, 147 1/2 more or less, to an alley.

BEING the same property conveyed to JOHN D. DENTON from JOHN D. DENTON AND JACQUELINE D. JACKSON, Father and Daughter as Tenants In Common by Quit Claim Deed dated January 18, 2002 of record in Instrument No. 200201300013223, 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 31 day of December, 2004.

GRANTOR:

John D. Denton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Knox)

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 ____ day of _____, 2004.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

SWORN TO and subscribed before me this 31 day of December, 2004.

NOTARY PUBLIC

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

My commission expires:

_____