This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28050003

Return to:
TITLE ENTERPRISES, LLC
8551 E. WALKER SPRINGS LN.
SUITE 103
KNOXVILLE, TN 37923

Send Tax Bills To: Same

New Owner is: Pamela Smith
1508 Rice Hill Court
Nashville,Tn 37013

MAP: 149-11-0-A-22.00 CO
PARCEL:

Davidson County DEEDWARR
Recvd: 03/03/05 10:07 2 pg
Fees:13.00 Taxes:399.60
20050303-0023407

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 A Single Person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Pamela 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:

Located in Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 22, Phase 2 on the plan of Rice Hill of record in Plat Book 6900, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completew legal description.

This conveyance is made subject to the following:

1. 1991 Metro Davidson County Taxes.
2.Restrictive convenants of record in Book 6812, page 48 and Book 6812, Page 55, Register's Office, Davidson County, Tennessee.
3. Plats set out a 20 foot minimum building setback line from Rice Hill Court.
4. Plat set out a 20 foot building envelope fromrear lot line.
5. Plat sets out a 5 foot building envelope from northerly and southerly lot lines.
6.plat sets out a 10 foot public utility and drainage easement alond rear lot line.
7. Plat sets out a 2.5 foot by 25 foot anchor easement at southwest lot corner.

Being the same property conveyed toJohn Denton a single person from Secretary of Veterans Affairs by Special Warranty Deed, Dated May 23, 1991, of record in Book 8360, page 736, in the Register's Office of Davidson County, Tennessee.

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 11 day of February, 2005

GRANTOR:

John Denton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Denton A Single Person** , 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 11 day of February, 2005.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of February, 2005.

NOTARY PUBLIC

My commission expires: