This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28050014

Davidson County DEEDWARR
Recvd: 03/03/05 10:38 2 pg
Fees:13.00 Taxes:333.00
20050303-0023457

Send Tax Bills To Same:
New Owner is:
Pamela Smith
3225 Mayer Lane
Nashville, TN

MAP: 80-08-
PARCEL: 198.00

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 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. 114 on the plan of Bordeaux Hills, Section 4, as shown on plat of record in Plat Book 3600, page 49, in the Register's Office of Davidson County, Tennessee, to which is hereby made for a more particular description.

The subject property is improved commonly known as 3225 Mayer Lane, Nashville, Tennessee.

Being the same property conveyed to John Denton, a single man from The Superior Holding & Development, Inc. by Warranty Deed, dated December 20,2001 of record in Instrument # 200112280143863, 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 25 day of February, 2005.

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 25 day of February, 2005.

DYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENN.

Notary Public

My Commission Expires Nov. 25, 2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Anderson)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

SWORN TO and subscribed before me this 25 day of February, 2005.

NOTARY PUBLIC

CARMEN BROOKS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENNESSEE

My commission expires:

June 5, 2007