This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28050015

Davidson County DEEDWARR
Recvd: 03/17/05 13:01 2 pgs
Fees:13.00 Taxes:344.10
20050317-0029523

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

Send Tax Bills To Same:
New Owner is:
Pamela Smith
1514 Jewell Street
Nashville, TN

MAP: 72-09-
PARCEL: 65.00

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. 14 on the Map of Dan Leach Subdivision, as of record in Book 1424, page 70, Register's Office for said County.

Included in the above described property but SPECIFICALLY THERE FROM is that portion having the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, evidenced by Judgment of record in Book 4106, page 198, Register's Office for Davidson County, Tennessee. Docket No. A-1410, Circuit Court of Davidson County, Tennessee, and being more particularly described as follows;

Land in Davidson County, Tennessee, being part of Lot No. 14 on the map of Dan Leach Subdivision, as of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee. Beginning at a point in the northwesterly corner of the property of Bruce N. Richardson, said point being also on the common boundary line with Juanita Joyce, thence running easterly 19 feet, more or less, along Richardson's northerly boundary line to a point; thence running South 13 degrees 14 minutes 46 seconds West, 62 feet, more or less, to a point on Richardson's southerly boundary line; thence running easterly 35 feet, more or less, along Richardson's southerly boundary line to a point; thence running northeasterly 56.6 feet along Richardson's westerly boundary line back to the point of beginning, containing 1570 square feet, more or less.

Being the same property conveyed to John D. Denton from Glenn A. Steed and Wife Patricia G. Steed by Warranty Deed, dated October 25, 2000, of record in Instrument # 20010270106734, 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 EOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON 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 $93,000.00.

Affiant

SWORN TO and subscribed before me this 24 day of January, 2005.

CARMEN BROOKS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: 6/5/07