Davidson County DEEDWARR
Recvd: 05/09/05 15:33 3 pgs
Fees:18.00 Taxes:1110.00
20050509-0052267

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 7-66

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Flagstar Bank	RICHARD DENNISON	Flagstar Bank
5151 Corporate Drive	2510 Baker Station Road	5151 Corporate Drive
Troy, MI 48007	Goodlettsville, Tn 37072	Troy, MI 48007

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 of which is hereby acknowledged, I, **T. FAYE SLOAN**, have bargained and sold and by these presents do transfer and convey unto **RICHARD DENNISON**, his heirs and assigns forever, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **29th** day of **April, 2005**.

T. FAYE SLOAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **T. FAYE SLOAN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
WITNESS my hand and seal, at office, on this **29th** day of **April, 2005**.

My Commission Expires:
01-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$300,000.00**.

Affiant

Sworn to and subscribed before me on this **29th** day of **April, 2005**.

My Commission Expires:
01-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

Exhibit A

Land in the 10th Civil District of Davidson County, Tennessee, about 5 miles North of Goodlettsville, East of Manskers Creek main prong, N.E. Corner of W.C. Greer farm, bounded on the south by W.C. Greer, on the east by V.C. Wakefield, on the north by A.B. Anderson, on the west by Alf Powell and Lou Connell and containing 8 acres, more or less (11.38 acres according to Metro Mapping Division.) and being more particularly described as follows: Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Cummings & Cummings, Surveyors and Consultants, August 19, 1970, as follows: Beginning at an iron pin in the easterly margin of Baker Station Road at the northerly line of the property conveyed to R.P. Robinson, of record in Book 4044, page 631; thence with said Road, north 8 deg. East 675.41 feet to an iron pin, J.A. Crawford, Jr. southerly line; thence with his line and Ray Q. Edenton's line, north 89 deg. 50 min. east 675 feet to an iron pin, John W. Tisdale's northwesterly corner; thence with Tisdale westerly line south 1 deg. 29 min. east 711 feet to an iron pin, R.P. Robinson's northeast corner; thence with his northerly line, north 87 deg. 5 min. west 775 feet to the point of beginning and containing 11.40 acres, more or less.

Grantor does further transfer and convey to Grantee herein, his heirs, successors and assigns, a driveway easement of record in Instrument No. 200002010010183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby J. Sloan and wife, T. Faye Sloan dated July 4, 1976 by deed from John Paul Peay and wife, Lottie M. Peay of record in Book 5048, page 680, Register's Office for Davidson County, Tennessee. The said Bobby J. Sloan is now deceased and said property is vested in T. Faye Sloan as the surviving tenant by the entirety.