Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1182

Davidson County DEEDWARR
Recvd: 05/24/05 12:23 2 pg:
Fees:13.00 Taxes:866.00
20050524-0058565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned W. Justin Morrison, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Douglas A. Dennis and Debra L. Dennis, as tenants in common, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 115 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, pages 757 and 758, both in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereto by reference.

Being the same property conveyed to W. Justin Morrison, by Warranty Deed dated June 27, 1997, of record in Book 10511, page 560, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 115 Hillsboro Place, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2005

W. Justin Morrison

State of Tennessee)
County of Davidson)

On this 11th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named W. Justin Morrison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180,000.00.

X

Affiant

Sworn and subscribed before me on this the 11th day of May, 2005.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Douglas A. Dennis	New Owner	117-3-C-115CO
[redacted]		
[redacted]		

7250 S Polo Ridge Dr
Littleton Co 80128