Return to: First Title & Escrow Co. Inc.
File # 24369 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 15:29 3 pgs
Fees:18.00 Taxes:1957.30
20050707-0078693

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $529,000.00.

Tracey A Brooks
Affiant

Subscribed and sworn to me on June 28, 2005.

Christina M Read
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

GEORGE E. MURPHY, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20835SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John C. Dennis Jennifer C. Dennis 408 Wilson Boulevard Nashville, TN 37205	SAME	103-08-0-261.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marabeth Quinn, married, Lisa A. Cochran, an unmarried person, Jon M. Ivey, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John C. Dennis and wife, Jennifer C. Dennis, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the north part of Lot No. 379 on the Map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Wilson Avenue or Boulevard at the common corner of Lots Nos. 378 and 379; thence with the line between said lots, eastwardly 163.0 feet to the common corner of Lots Nos. 378, 379, 381 and 382; thence with the line between Lots Nos. 379 and 382, southeasterly 40.0 feet to the northerly margin of a 15 foot alley; thence with the margin of the same, southwestwardly 18.6 feet to a point 189.4 feet east of the northeast intersection of Wilson Avenue and said alley; thence westwardly 164.9 feet to a point in the easterly margin of Wilson Avenue or Boulevard, which is 84.0 feet north of the northeast intersection of said Avenue and said alley; thence with the easterly margin of said Avenue, northwardly 46.0 feet to the point of beginning.

Being the same property conveyed to Marabeth Quinn, married, Lisa A. Cochran, unmarried and Jon M. Ivey, unmarried, by Warranty Deed from George F. Murphy and wife, Louise E. Murphy, as tenants by the entirety, of record as Instrument No. 20040408-0040184 and re-recorded as Instrument No. 20040805-0094236, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, and
4. Subject to Conservation Zoning as made applicable by Bill No. 096-555, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, and any restrictions as imposed by the Metropolitan Historic Zoning Commission, not of record, and
5. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This has never been the marital residence of Marabeth Quinn.

This property is also known as improved property located at 408 Wilson Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands on June 28, 2005.

Marabeth Quinn

Lisa A. Cochran

Jon M. Ivey

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 28, 2005, before me, the undersigned, personally appeared Marabeth Quinn, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 28, 2005.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 28, 2005, before me, the undersigned, personally appeared Lisa A. Cochran, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 28, 2005.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 28, 2005, before me, the undersigned, personally appeared Jon M. Ivey, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 28, 2005.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE