BOX #14A

G#19194-2

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24637-08-2005** **Record & Return To:** **John T. Cook, P.C.** 2927 Berry Hill Drive Nashville, TN 37204	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 8th day of September, 2005. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Alan S. Kendrick 2324 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** "NEW OWNER"	**Tax Information:** Map No. 117 00 0 Parcel No. 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joy Griffin Dent, Married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan S. Kendrick, a married man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2324 Golf Club Lane, Nashville, TN 37215

Thompson Smith Dent, Jr., spouse of Joy Griffin Dent, hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of September, 2005.

Joy Griffin Dent

Thompson Smith Dent, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joy Griffin Dent and Thompson Smith Dent, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2005.

Notary Public

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 09/08/05 15:28 2 pgs
Fees:13.00 Taxes:5550.00

20050908-0108344

EXHIBIT "A"

A tract of land in the 7th, formerly 11th, Civil District, being a part of Lot No. 1 on the plan of the Farm Land of Samuel Watkins, deceased of record in Book 57, page 16, Register's Office for Davidson County, being known as Lot No. 5 on the unrecorded copy of a survey of part of said lot made by W. B. Southgate, Surveyor, September, 1926, as described as follows:

Being at the northeast intersection of Golf Club Road or Lane and Natchez Trace; thence with the easterly margin of Natchez Trace North 3 ½° East 300 feet to a point; thence South 86° 30' East 170 feet to a point, the corner of Lot Nos. 4 and 5; thence with the line between said lots South 3 ½° West 300 feet to the north margin of Golf Club Road; thence with the margin of the same North 86° 30' West 170 feet to the point of beginning.

Being the same property conveyed to Thompson Smith Dent, Jr. and wife, Joy Griffin Dent by deed dated April 16, 1985 from Arthur V. Gaiser, Jr. and wife, Jeanne Allen Gaiser of record in Book 6534, page 206, Register's Office for Davidson County, Tennessee. Being further conveyed to Joy Griffin Dent by Quitclaim Deed from Thompson Smith Dent of record in Instrument No. 20010105-0001946. Thompson Smith Dent and Thompson Smith Dent, Jr. are one and the same person.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. State and County taxes for the year 2004, in the amount of $10374.85, PAID. Map and Parcel No. 117.06-0-005.00.
3. All matters appearing on the Plan of record as Book 57, page 16, Register's Office for Davidson County, Tennessee.