THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24798-10-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read Expires 06 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Katherine L. Young 4448 Autumn Leaf Lane Sante Fe, New Mexico 87507	Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, Tennessee 37201	Map No.104.16-0 Parcel No. 244.00

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, **John C. Dennis, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine L. Young, unmarried** ("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 1906 Sweetbriar Avenue, Nashville, TN 37212

Jennifer Dennis, the spouse of John Dennis, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said John Dennis.

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 1st day of November, 2005.

John C. Dennis

Jennifer Dennis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John C. Dennis and Jennifer Dennis**, 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 1st day of November, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/08/05 14:45 2 pgs
Fees:13.00 Taxes:1061.90

20051108-0135468

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 63 feet of Lot No. 248 and the westerly 2 feet of Lot No. 247 on the Map of Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lots adjoin and front together 65 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to John C. Dennis by deed dated March 5, 2002 from James W. Williamson, Jr. and wife, Edith J. Williamson (1/2 undivided interest) and Anthony P. Migliore (1/2 undivided interest) of record in Instrument No. 20020307-0028955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.