Davidson County DEEDWARR
Recvd: 01/09/07 16:18 2 pgs
Fees:13.00 Taxes:1174.75
20070109-0003958

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 4th day of January, 2007.

Notary Public:

My Commission Expires: 9-16-09

WARRANTY DEED

Name and Address of New Owner:
D. Scott Denbo, Jr. and Erin Denbo
2607 Natchez Trace
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map/Parcel Number:
10415001900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Montee Gillespie and Tara N. Gillespie**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **D. Scott Denbo, Jr. and wife, Erin Denbo**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TWO adjoining tracts of land in Davidson County, Tennessee, being described as follows:

THE First tract being the South 60 feet of the North 219 feet of the East 150 feet of Lot No. 32, on the Plan of Belair, of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee, said part of said Lot No. 32 fronts 60 feet on the Westerly side of Natchez Track, formerly 18th Avenue South, and runs back between parallel lines parallel to and 165 feet North of the North margin of Westwood Avenue, 150 feet to a dead line in the rear.

THE Second tract of land being part of the Northerly 50 feet of the Southerly 165 feet of the Easterly 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, Page 6, and adjoins the first tract above described, and described as follows: Beginning at a point in the Southerly margin of Tract No. 1 above described, said point being 27 feet West of the Westerly margin of Natchez Trace, formerly 28th Avenue South, thence along the Southerly margin of Tract 1, Westerly 35 feet to a point; thence Southerly 1 foot to a stake; thence Easterly parallel to the margin of Westwood Avenue, 36 feet to a stake thence Northerly 1 foot to the point of beginning.

BEING the same property conveyed to Montee Gillespie and wife, Tara N. Gillespie, by Warranty Deed from Jon Cameron Caudle and wife, Angela Caudle, dated January 16, 2002, recorded January 18, 2002, in Instrument Number 20020118-0007709, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Title to any portion of said land lying within the bounds of any road or highway.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2607 Natchez Trace, Nashville, TN 37212

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 4th day of January, 2007.

Montee Gillespie

Tara N. Gillespie

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Montee Gillespie and Tara N. Gillespie**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of January, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075