Davidson County DEEDWARR
Recvd: 05/16/07 14:28 3 pgs
Fees:18.00 Taxes:458.80
20070516-0058739

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of May, 2007, by and between HELEN P. NEELEY, UNMARRIED, hereinafter called Grantor, and ANN MARIE DENNY and GRANT F. DENNY, JR., WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HELEN P. NEELEY, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ANN MARIE DENNY and GRANT F. DENNY, JR., WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 418 WESTCHESTER DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

HELEN P. NEELEY
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HELEN P. NEELEY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, **this** 11th **day of May, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

ANN MARIE DENNY and GRANT F. DENNY, JR.

418 WESTCHESTER DRIVE
MADISON, TENNESSEE 37115

Property Address:

418 WESTCHESTER DRIVE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Freeman Webb Mortgage Corp.
555 Great Circle Rd.
Nashville, TN 37228

Map & Parcel #: MAP 042-14, PARCEL 82

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$124000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ann Marie Denny
Affiant

Sworn to and subscribed before me, a Notary Public, this 11 day of **May, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8019

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section I, Blair Estates, of record in Book 2663, Page 24, Register's Office for said County, as follows:

Beginning at a point in the east margin of Holiday Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 213.66 feet to a point; thence southerly 28 feet to a point; thence easterly 100 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, southerly 179.39 feet to the north margin of Westchester Drive; thence with the margin of the same, westerly 217.86 feet to the beginning of a curve; thence around said curve, northwesterly 44.15 feet to the east margin of Holiday Drive; thence with the margin of the same, 95.3 feet to the point of beginning.

Included in the foregoing description but excluded from the property owned by Raymond Neal Denny and wife, Billie Denny is a 0.02 acre tract awarded to the State of Tennessee Department of Highways by decree of record in Book 3844, page 796, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed HELEN P. NEELEY, by Quitclaim Deed from Helen Eileen Gross, of record in Book 9521, Page 366, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 042-14, PARCEL 82).

2. All matters as set forth on the Plat of record in Book 2663, page 24, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 2830, page 67, Register's Office for DAVIDSON County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5642, page 277, Register's Office for DAVIDSON County, Tennessee.

5. Ingress-Egress Easement of record in Instrument Number 20011102-0119954, Register's Office for DAVIDSON County, Tennessee.