PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26510-04-2007** **Record & Return To:** **Perrone and Young** **109 Westpark Drive, Suite 330** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me this 25th day of May, 2007. Notary Public My Commission Expires: 11-22-10 E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael K. Parrott, Gayle H. Parrott 408 Wilson Boulevard North Nashville, TN 37205	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St, Ste 300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 103080261.00

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 and wife, Jennifer C. Dennis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael K. Parrott and wife, Gayle H. Parrott** ("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 408 Wilson Boulevard North, Nashville, TN 37205

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 25th day of May, 2007.

John C. Dennis

Jennifer C. Dennis

Davidson County DEEDWARR
Recvd: 05/29/07 13:28 2 pgs
Fees:13.00 Taxes:2201.50
20070529-0063452

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 C. 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 25th day of May, 2007.

Notary Public

My Commission Expires:

GERALD S. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north 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, as follows:

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 John C. Dennis and wife, Jennifer C. Dennis, by deed dated June 28, 2005 from Marabeth Quinn, married, Lisa A. Cochran, an unmarried person, and Jon M. Ivey, an unmarried person, of record in Instrument No. 20050707-0078693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 31, Register's Office for Davidson County, Tennessee.
3. 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.
4. 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 in the Clerk's Office for Davidson County, Tennessee.