THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26524-04-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $977,500.00. Affiant Subscribed and sworn to before me this 25th day of May, 2007. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: John C. Dennis, Jennifer C. Dennis 4618 Lealand Lane Nashville, TN 37220	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619	**Tax Information:** Map and Parcel No.: 132130030.00

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, **Willis C. Nowell, Jr. unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Dennis and wife, Jennifer C. Dennis** ("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 4618 Lealand Lane, Nashville, TN 37220

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.

Willis C. Nowell, 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, **Willis C. Nowell, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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 G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/31/07 12:08 2 pgs
Fees:13.00 Taxes:3616.75
20070531-0064673

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Gateway Acres, Second Addition, as of record in Plat Book 1424, page 83, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Willis C. Nowell, Jr. and wife, Valeria Nowell, by deed dated August 7, 1996, from G. Willard Collins and wife, Ruth Morris Collins, of record in Book 10151, page 841, Register's Office for Davidson County, Tennessee, being further conveyed to Willis C. Nowell, Jr., unmarried, by Quitclaim Deed from Valeria Nowell, unmarried, of record in Instrument No. 20050125-0009330, said Register's Office.

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 1424, page 83, Register's Office for Davidson County, Tennessee.