Record & Return to:

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0712175 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $577,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2008. Notary Public My commission expires: 1-29-2011 Notary Seal present, but could not be reproduced.

Davidson County DEEDWARR
Recvd: 02/04/08 13:00 2 pgs
Fees:13.00 Taxes:2134.90
20080204-0011428

WARRANTY DEED

Bill Garrett
Davidson County Register of Deeds

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Richard J. Harris Nina T. Harris 205 Wentworth Circle Nashville, TN 37215	Suntrust Mortgage 401 Commerce Street ste 1100 Nashville, Tn 37219	MAP116-16-B PARCEL33.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond Denson** and wife, **Mary E. Denson**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Richard J. Harris** and wife, **Nina T. Harris** (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Second Revision The Iroquois of Nashville of record in Book 6900, pages 61 and 62, amended in Book 9226, page 909, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Denson and wife, Mary E. Denson, by deed from James Hunter Atkins, married, of record in Instrument 200312110177999, said Register's Office, dated December 4, 2003.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Book 6900, pages 61 and 62, amended in Book 9226, page 909, Register's Office of Davidson County, Tennessee.
2. Declaration of Covenants, Conditions, & Restrictions in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, and Book 7523, page 828 Register's Office of Davidson County, Tennessee.
3. Dedication of common area to HOA in Book 8853, page 662, Register's Office of Davidson County, Tennessee.
4. Charter in Book 7661, page 875, amended in Book 8209, page 304, Register's Office of Davidson County, Tennessee.
5. Easements for sanitary sewers and/or storm drainage, in Book 3432, page 467, Book 4154, page 212, and Book 4159, page 136, Register's Office of Davidson County, Tennessee.

This is improved property known as: 205 Wentworth Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2008.

Raymond Denson by Mary E. Denson Attorney-in-fact
Raymond Denson
by Mary E. Denson, Attorney-in-fact

Mary E. Denson
Mary E. Denson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Mary E. Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 31st day of January, 2008.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Mary E. Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Raymond Denson as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Raymond Denson.

Witness my hand and official seal, at office, this 31st day of January, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009