This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008070002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $20,000.00.

Davidson County DEEDWARR
Recvd: 07/09/08 10:32 3 pgs
Fees:18.00 Taxes:74.00
20080709-0070492

Sworn to and subscribed before me this 8th day of July, 2008.

Bobby R. Denson
Affiant

Kathy J Byers
Notary Public

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bobby R. Denson 316 Keeton Avenue Old Hickory, TN 37138	Bobby R. Denson 920 Swinging Bridge Rd. Old Hickory, TN 37138	04405002900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cornelia Faye Banks**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bobby R. Denson and Bobby Darrell Denson**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Scenic View Subdivision, not of record, and described according to a plat made by W. W. Turner Company, Engineers, dated August 20, 1948, as follows:

Starting with a concrete monument at the west end of the return at the southwest corner of the intersection of Keeton Avenue and Hillman Place; thence in a northwesterly direction along the southerly margin of Keeton Avenue, a distance of 374.2 feet to an iron pin located in the

common corner between Lots 58 and 59; being the point of beginning and running thence the following courses and distances; continuing in a northwesterly direction along the southerly margin of Keeton Avenue, a distance of 95 feet to an iron pin located in the common corner between Lots 57 and 58; thence in a southwesterly direction along the common line between Lots 57 and 58; a distance of 165 feet to an iron pin at the rear line of Lot No. 74; thence in a southeasterly direction along the margin of Lots 74 and 75, a distance of 95 feet to an iron pin on the common line between Lots 58 and 59; thence in a northwesterly direction along the common line between Lots 58 and 59, a distance of 165 feet to an iron pin and the point of beginning. Description taken from prior deed of record.

Being the same property conveyed by Warranty Deed to Martha Frances Smith from Robert L. Huff and wife, Lavern D. Huff, recorded on the 28th of February, 1969 in Book 4313, Page 742, Register's Office for Davidson County, Tennessee. The said Martha Frances Smith having since died leaving Kenneth David Smith and Cornelia Faye Banks as heirs at law. See also Quitclaim Deed from Kenneth David Smith and Cornelia Faye Banks to Kenneth D. Smith and Cornelia Faye Banks, as tenants in common, recorded on the 14th of April, 1981 in Book 5732, Page 542, Register's Office of Davidson County, Tennessee.

Donald W. Kemp joins in the execution of this instrument in order to irrevocably waive, convey, release, and disclaim any and all interests and powers he may have in the herein descibed real property as a recipient from the estate of Kenneth D. Smith or otherwise. This disclaimer is not intended to satisfy the provisions of Tenn. Code Ann. § 31-1-103, but is set forth in order to convey title to Bobby R. Denson and Bobby Darrell Denson free of any and all interests, powers, or claims that have been or could be retained by Donald W. Kemp.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is unimproved property known as **316 Keeton Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 8th day of July, 2008.

Cornelia Faye Banks

Cornelia Faye Banks

Donald W. Kemp

Donald W. Kemp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Cornelia Faye Banks and Donald W. Kemp, the within named bargainors, 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 8th day of July, 2008.

Kathy J. Byers
Notary Public

My Commission Expires: 9/19/09

