28-1-365

Davidson County DEEDWARR
Recvd: 12/05/08 10:06 3 pgs
Fees:18.00 Taxes:871.35
20081205-0117836

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of November, 2008 by and between **John D. Denton and Andrea B. Denton**, hereinafter referred to as GRANTOR, and **Michael G. Kellam**, hereinafter referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Goodlettsville Heights, Section IV, at Goodlettsville, Tennessee, a plat of which is of record in Book 2133, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed unto John D. Denton and wife, Andrea B. Denton by Quitclaim Deed from Cynthia Lawrence Denton Doak, James Thomas Denton, Jr. and John David Denton being the sole surviving heirs of James T. Denton, deceased, dated February 1, 2005, of record in Instrument Number 20050829-0103047, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed unto James T. Denton by Deed from W.C. Moncrief & Company, Inc., a Tennessee corporation, of record in Book 2648, page 11, Register's Office for Davidson County, Tennessee.

Tract II:
Land situated in the 10th Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 9, Section 4, of Goodlettsville Heights Subdivision, as of record in Book 2133, page 43, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southwest corner of Lot No. 8 and the northeast corner of Lot No. 9; thence southerly with the west margin of Alta Loma Road and said Lot No. 9, 71.45 feet to a point in the easterly boundary line of said Lot No. 9; thence in a westerly direction with a line equal distance from the northerly and southerly boundary lines of said Lot No. 9, 259 feet more or less to a point in the west boundary line of said Lot No. 9, thence northerly with the west boundary line of said Lot No. 9, 83.35 feet to a point at the southwest corner of Lot No. 8 and the northwest corner of Lot No. 9; thence easterly with the boundary line between Lots Nos. 8 and 9, 245.5 feet to the point of beginning.

Being the same property conveyed unto John D. Denton and wife, Andrea B. Denton by Quitclaim Deed from Cynthia Lawrence Denton Doak, James Thomas Denton, Jr. and John David Denton, being the sole surviving heirs of James Thomas Denton, deceased, dated October 14, 2003, of record in Instrument Number 20031021-0155609, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed unto James Thomas Denton by Deed from James Ernest Galbreath and wife, Mary M. Galbreath, of record in Book 2699, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters appearing on the plan of Section IV, Goodlettsville Heights, of record in Plat Book 2133, Page 43, the Register's Office for said County.

2) Sanitary Sewer Easement contained in instrument of record in Book 4805, page 799, Register's Office for said County.

This is [X]improved [ ]unimproved property known as: **415 Alta Loma Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John D. Denton

Andrea B. Denton

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John D. Denton and Andrea B. Denton, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21st day of November, 2008.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Michael G. Kellam
415 Alta Loma Road, Goodlettsville, TN 37072

Send Tax Statements to:

Michael G. Kellam
415 Alta Loma Rd.
Goodlettsville TN 37072

M&P--025.16-0-058.00 & 025.16-0-081.00

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 $235,500.00 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.

Cynthia Ann Gore
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of November, 2008.

Notary Public

My Commission Expires: My Commission Expires
October 28, 2012

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-365