WARRANTY DEED

ET-09-1385

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/30/10

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Brewer	WestStar Mortgage, Inc.	
105 McArthur Drive (ADDRESS)	3350 Commission Court (NAME) (ADDRESS)	53-11-97.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Woodbridge, VA 22192 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY A. DENTON AND WIFE, DANA C. DENTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY A. BREWER, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT "B" ON THE UNRECORDED MAP OF A SUBDIVISION OF CERTAIN PROPERTY FOR CLAUDE GRIMM, DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF MADE MARCH 6, 1963, BY JOHN M. SULLIVAN, CIVIL ENGINEER, AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF MCARTHUR ROAD, NOW CALKIN STREET, 180 FEET SOUTH FROM THE SOUTH MARGIN OF MEADOW STREET AT THE CORNER OF LOTS B AND C; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 81 DEG. 46' EAST 186.29 FEET TO A POINT; THENCE SOUTH 9 DEG. 02' WEST 140 FEET TO A CORNER OF LOT A; THENCE WITH THE LINE BETWEEN LOTS A AND B, NORTH 81 DEG. 43' WEST 179.6 FEET TO THE EAST MARGIN OF CALKIN STREET; THENCE WITH THE MARGIN OF THE SAME, NORTH 6 DEG. 18' EAST 140 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY A. DENTON AND WIFE, DANA C. DENTON BY WARRANTY DEED FROM DAVID VANTREASE, BETTY JOHNSON, AND SARAH REICH, INDIVIDUALLY AND AS SOLE HEIRS OF I. B. VANTREASE AND WIFE, MARY SUDDARTH VANTREASE, RECORDED ON THE 21ST DAY OF APRIL 1994, IN BOOK 9318, PAGE 553, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Book 8927, Page 609; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 105 McArthur Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090047707 DEEDWARR
Recvd: 07/15/09 14:49 2 pgs
Fees:13.00 Taxes:677.10

20090715-0066382

Witness my/our hand(s) this 10th day of July, 2009.

Gary A. Denton

Dana C. Denton

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of July, 2009, before me personally appeared Gary A. Denton and wife, Dana C. Denton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2009.

Notary Public

My Commission Expires: 6/30/10

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520