BILL GARRETT, Davidson County
Trans:T20090061453 DEEDWARR
Recvd: 09/08/09 12:17 2 pgs
Fees:13.00 Taxes:1406.00
20090908-0083973

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Bot 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2009.

Notary Public

My Commission Expires: MAY 2, 2011

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Donald R. Denning, Jr., and
Shana R. Denning
2104 Chels Way
Old Hickory, TN 37138

Send Tax Bills To:
Pinnacle National Bank
211 Commerce Street
Nashville, TN 37201

Map-Parcel Number:
064-03-0 A 12700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY MCKINNEY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DONALD R. DENNING, JR., AND WIFE, SHANA R. DENNING,** hereinafter called the Grantees, their 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. 106 on the Plan of Brandywine Pointe Subdivision, Phase 10, Section 3, as of record in Book 9700, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry McKinney, married, by deed dated August 5, 2005, from Conrad F. Parker, II unmarried, of record at Instrument No. 20050809-0094092, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2009 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 280, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record at Book 8120, page 170, as amended at Book 8671, page 484 and Book 9010, page 627, and made applicable at Phase Ten, Section Three, of record at Book 10257, page 199, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metropolitan Government of Nashville & Davidson County, of record at book 10693, page 741, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 2104 Chels Way, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of September, 2009.

Jerry McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KRISTI HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY MCKINNEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2009.

Kristi Howell
Notary Public

My Commission Expires: 5/23/11