(1)

BILL GARRETT, Davidson County
Trans:T20090067756 DEEDWARR
Recvd: 10/05/09 12:23 2 pgs
Fees:13.00 Taxes:1213.97
20091005-0092368

FROM: Russell F. Thomas and wife, Mary E. Thomas

TO: Scott B. Dennis and Virginia C. Robertson, husband and wife

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Scott B. Dennis & Virginia C. Robertson 4700 Wyoming Avenue Nashville, Tennessee 37209	Same	Map 103-4 Parcel 40

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $328,100.00.

Heather L Combs
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2009.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2

Notary Public

My Comm. Expires:

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Russell F. Thomas and wife, Mary E. Thomas, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Scott B. Dennis and Virginia C. Robertson, husband and wife, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 601 of Block 30, on the Plan of Charlotte Park Addition, of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 601 fronts 50 feet on the northerly side of Wyoming Avenue and runs back between parallel lines, along the westerly margin of 47th Avenue North, 150 feet to an alley in the rear.

Being the same property conveyed to Russell F. Thomas and wife, Mary E. Thomas by deed from Ray C. Nathurst, of record as Instrument No. 20050405-0037058, said Register's Office

This is improved property located at 4700 Wyoming Avenue, Nashville, Tennessee 37209.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2009 Metropolitan Government Taxes.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 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.

WITNESS our hand this 28th day of September, 2009.

Russell F. Thomas

Mary E. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell F. Thomas and Mary E. Thomas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

3112369.1