This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009100006

BILL GARRETT, Davidson County
Trans:T20090069378 DEEDWARR
Recvd: 10/12/09 09:28 2 pgs
Fees:13.00 Taxes:222.00
20091012-0094507

KATHY J. BYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$60,000.00.**

Sworn to and subscribed before me this 9th day of October, 2009.

x _____
Affiant

_____
Notary Public

My Commission Expires: 9/8/13

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Daniel T. Andrews 315 Keeton Avenue Old Hickory, TN 37138	New Owner	04405004600

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bobby Ray Denson and Bobby Darrell Denson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel T. Andrews and wife, Kathy S. Andrews**, 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. 38 on the unrecorded Plan of Scenic View Subdivision, described as follows:

Beginning at a point in the northeasterly margin of Keeton Avenue, at the corner of Lots 37 and 38; thence with the lines between said lots northeasterly 142 feet to a point; thence southeasterly 97 feet to the corner of Lots 38 and 39; thence with the line between said lots, southwesterly 143.2 feet to the margin of Keeton Avenue; thence with the margin of the same northwesterly 97 feet to the beginning.

Being the same property conveyed to Bobby Ray Denson and Bobby Darrell Denson, as joint tenants with right of survivorship, by deed dated May 11, 2009, of record in Instrument No. 20090513-0044251, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as **315 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their 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 9th day of October, 2009.

Bobby Ray Denson

Bobby Darrell Denson

By: Bobby Ray Denson
Bobby Ray Denson
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Bobby Ray Denson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2009.

Notary Public

My Commission Expires: 9/8/13

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **Bobby Ray Denson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BOBBY DARRELL DENSON**, and acknowledged that he executed the same as the free act and deed of **BOBBY DARRELL DENSON**.

Witness my hand, at office, on this 9th day of October, 2009.

Notary Public

My Commission Expires: 9/8/13

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO TITLE SEARCH HAS BEEN PERFORMED. PREPARER DOES NOT WARRANT TITLE CONDITION.