39-B

WARRANTY DEED BILL GARRETT, Davidson County Trans:T20120051896 DEEDWARR Recvd: 07/13/12 15:06 2 pgs Fees:13.00 Taxes:2497.50 20120713-0061888	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $675,000.00 Affiant Subscribed and Sworn to before me this 12th day of July, 2012. Notary Public My commission expires: 5/20/14

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Anthony W. Ditcharo 4336 Sneed Road Nashville, TN 37215	Same as owner	13008005700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Lee Deneke, married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Anthony W. Ditcharo and wife Jennifer B. Ditcharo**, hereinafter called the Grantee(s), 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 southerly one-half of Lot No. 19 on the Map of Belle Meade Subdivision, of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 19 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to William Lee Deneke by deed from Kenneth A. Dodge and wife, Claudia K. Jones of record in Book 8487, page 761, Register's Office for Davidson County, Tennessee.

Barbara J. Deneke joins in this conveyance to convey any interest she may have as the spouse of William Lee Deneke.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 547, Page 66, said Register's Office.

This is (x) improved ( ) unimproved property known as 4336 Sneed Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 12th day of July, 2012 .

William Lee Deneke

William Lee Deneke

Barbara J Deneke

Barbara J. Deneke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William Lee Deneke and Barbara J. Deneke** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2012 .

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY