WARRANTY DEED

FROM M. F. S. Dempsey

TO R. H. Dempsey, Jr.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of Ten - ($10.00) - - - - - - - - - - - - - DOLLARS

and other good and valuable consideration, the receipt of which is hereby expressly acknowledged,

I, Margaret Fay Snyder Dempsey, have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Dempsey, Jr. and wife, Maree Dempsey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 43 on the Plan of Riverwood Terrace Subdivision, of record in Book 1335, Page 134, Register's Office for said County.

Said lot No. 43 begins at a point in the northwesterly margin of Cooper Lane at a common front corner of Lots Nos. 43 and 44 on said Plan; thence northwesterly with the boundary line between lots 43 and 44, 103.03 feet to the margin of lot No. 42 on said Plan; thence with the common boundary line between lots 42 and 43, southwesterly 115 feet to the northeasterly margin of Shadow Lane; thence with the margin of Shadow Lane, southeasterly 148.59 feet to a marker; thence around a curve in an easterly direction 31.42 feet to a marker in the northwesterly margin of Cooper Lane; thence with the margin of Cooper Lane, northeasterly 120 feet to the point of beginning.

Being the same property conveyed to Margaret Fay Snyder Dempsey by deed from C.A. Wheeler, Jr. and wife, Alice Wheeler, as of record in Book 2434 Page 279 Register's Office for said County and by deed from Robert Harold Dempsey, to the said Margaret Fay Snyder Dempsey, of record in Book 2539 Page 549 Register's Office for said County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert H. Dempsey, Jr. and wife, Maree Dempsey, their heirs and assigns, forever.

And I do covenant with the said Robert H. Dempsey, Jr. and wife Maree Dempsey, 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., except for a first mortgage indebtedness due Fidelity Federal Savings and Loan Association of Nashville, Tennessee, which indebtedness the grantees herein assume and agree to pay.