BOOK 7957 PAGE 523

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 65,124.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES: 3-14-90
(AFFIX SEAL)

EDWARD SEDDON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Dempsey (NAME)	Commercial Federal Mortgage Corp. (NAME)	MAP 96-16-A
112 Lakebrink Drive (ADDRESS)	P.O. Box 1103, DTS (ADDRESS)	PARCEL 36
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Omaha, Nebraska 68101 (CITY) (STATE) (ZIP)	3D-91597

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Scott Warren, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Dempsey and wife, Brenda P. Dempsey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 of the First Revision, Phase One, Section Two of Larchwood Planned Unit Development, of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Scott Warren, unmarried by deed from Larchwood Homes Associates of record in Book 7012, page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6299, page 152, Book 6299, page 166, Book 6301, page 96, Book 6391, page 449 and Book 6767, page 385, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Robert Scott Warren, unmarried to Roger K. Yates, Trustee for Homeland Mortgage Corporation (now being serviced by Commercial Federal Mortgage Corporation), dated October 144, 1986, with an unpaid principal balance of $62,124.65, of record in Book 7012, page 176, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 112 Lakebrink Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 5th day of October, 19 89

Robert Scott Warren

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Scott Warren, unmarried

the 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 and official seal at Los Angeles, California this 5th day of October 19 89.

Commission expires 8-9-91

OFFICIAL SEAL
DIANE BAKER LE SAGE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires Aug 9, 1991

Diane Baker LeSage
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

72755

IDENTIF. REFERENCE

OCT 10 8 13 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

4234 10/10 0101 03CHECK 221.83

WARRANTY DEED

FROM
Robert Scott Warren

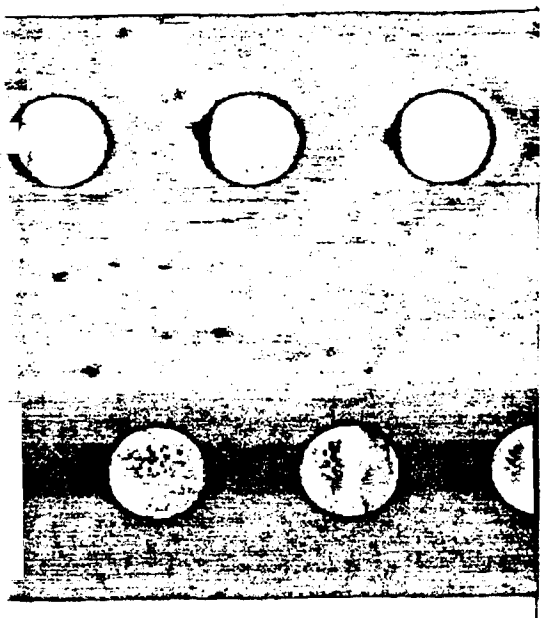
TO
James M. Dempsey and wife, Brenda P. Dempsey

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

3 AUG 89 TH





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 65124.65
CON TX 214.83
PRFEE 1.00
WDEED 6.00
TOTAL 221.83
CHECK 221.83

10/10/89 01 08:14 0001 4234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72755

IDENTIF. REFERENCE

OCT 10 8 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256415