WARRANTY DEED

BOOK 10329 PG 553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 19 97
Notary Public
MY COMMISSION EXPIRES: ~~July 12,~~ November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Marshall (NAME)	First Federal Bank FSB, d/b/a (NAME)	Map 186.00
P.O. Box 2142 (ADDRESS)	155 Franklin Road (ADDRESS)	Parcel 24
Brentwood TN 37024 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

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, Karen Goodwin Dempsey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Marshall, married

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:

Land in Davidson County, Tennessee, as described by a survey dated August 16, 1996, by Michael V. Holmes, Tennessee #213, as follows:

Beginning at an iron pin in the southern right of way of Burkitt Road, said iron pin being the northwest corner of Goodwin Subdivision, recorded in Plat Book 8250, page 346, of the Register's Office for Davidson County, Tennessee. Thence with the southern right of way of said Burkitt Road, North 74 deg. 27' 15" West 262.39 feet to the true point of beginning. Thence leaving said right of way of Burkitt Road South 13 deg. 50' 06" West 815.90 feet to an iron pin in a fence, said fence being on the northwest boundary line of the Ramsey and Lora McMurray Property, as recorded in Deed Book 3529, page 423, of said Register's Office. Thence with said fence, North 74 deg. 46' 10" West 270.30 feet to an iron pin at a fence corner. Thence continuing with fence, North 14 deg. 05' 24" East 129.39 feet to an iron pin. Thence North 14 deg. 30' 22' East 254.31 feet to an iron pin. Thence North 13 deg. 44' 37" East 66.50 feet to an iron pin. Thence North 15 deg. 00' 43" East 371.46 feet to an iron pin in the the southern right of way of Burkitt Road. Thence with said right of way of Burkett Road, South 73 deg 27' 31" East 259.43 feet to the true point of beginning, containing 217,812.42 square feet or 5.00 acres, more or less.

Being a part of the same property conveyed to Mary Sue Goodwin and Karen Goodwin by deed from Jennings Bryan Turner and wife Susie Day Turner, of record in Book 4634, page 264, Register's Office for Davidson County, Tennessee. Mary Sue Goodwin having died July 24, 1991, leaving said property to Heirs-at-Law and Karen Goodwin. Subsequently, Heirs-at-Law, Wallace Edwin

CONTINUED

unimproved (X)
This is improved ( ) property, known as 7001 Burkitt Road, Antioch, Tennessee 37013
(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 21st day of January 19 97

Karen Goodwin Dempsey
Karen Goodwin Dempsey

LEGAL DESCRIPTION CONTINUATION

Goodwin and wife, Mrs. Wallace Edwin Goodwin and Martin T. Goodwin and wife, Mrs. Martin T. Goodwin having conveyed their interest to Karen Goodwin by deed of record in Book 9536, page 828, Register's Office for Davidson County, Tennessee.

A portion of said property subsequently being Quit-claimed to establish Traact A and Tract B, as recorded in Book 10178, page 937, Register's Office for Davidson County, Tennessee.

Karen Goodwin being one and the same person as Karen Dempsey and Karen Goodwin Dempsey.

This property being Subject to the following restrictions:

1. Home to be built shall contain a minimum of 2400 square feet of heated living area.

2. There shall be no mobile or temporary homes erected on the property.

3. House to be built a minimum of 150 feet set back from Burkitt Road.

~~4. Only one house to be constructed on this lot.~~ KD 1-21-97

5. There shall be no farm animals kept on the property except for horses.

6. There shall be no commercial or business use of the property.

0267109
IDENTIF. & REFERENCE
97 JAN 27 AM 9:53
DAVIDSON COUNTY TN.
7992 01/27 0101 03CHECK 238.70

BOOK 10329 PG 555

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Goodwin Dempsey

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tn. _____, Tennessee, this 21st day of January 19 97.

Commission expires ~~July 12~~ 1999 November 27,

Mark A Fuller Jr.
Notary Public

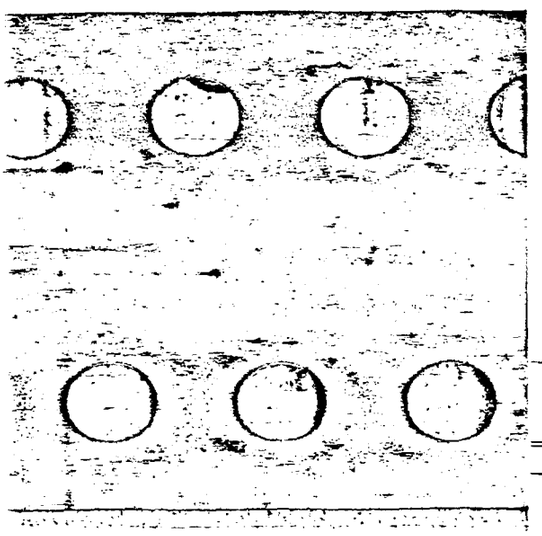
STATE OF TENNESSEE
COUNTY OF

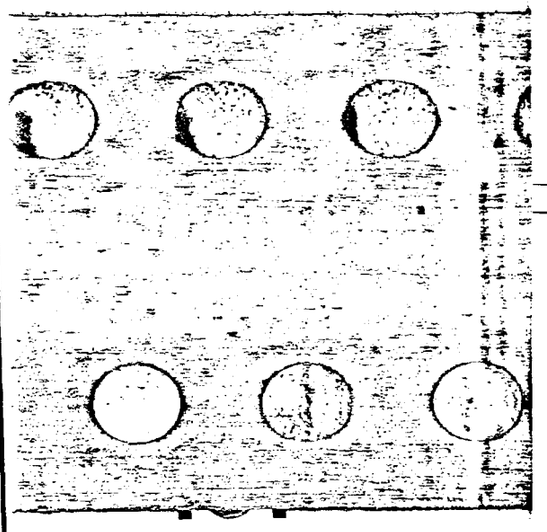
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10329 PG 556

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 6061000.00
				CON TX 225.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 238.70
				CHECK 238.70
			01/27/97 01	09:54 0001 7992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267109
IDENTIF. ↑ REFERENCE

97 JAN 27 AM 9:53

DAVIDSON COUNTY, TN

No. 1110465