PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cwi)

Instr:200001040000944 Page: 1 OF 2
REC'D FOR REC 01/04/2000 1:19:37PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James M. Dempsey 112 Lakebrink Drive Nashville, TN 37214	Current mortgagee of record Source One Mortgage Service Corporation 2755 Farmington Road Farmington Hills, MI 48018

TAX MAP-PARCEL NUMBERS: 96-16-A-36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda Rene Peppers Dempsey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Dempsey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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 plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Dempsey and wife, Brenda P. Dempsey by deed from Robert Scott Warren, unmarried, of record in Book 7957, Page 523, Register's Office for Davidson County, Tennessee

The undersigned Brenda Rene Peppers Dempsey is one and the same as Brenda P. Dempsey.

The above description is the same as that used in the last deed on record.

This is ( )improved property, known as: 112 Lakebrink Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on December 29, 1999.

Brenda Rene Peppers Dempsey

Brenda Rene Peppers Dempsey

State of North Carolina
County of Forsyth

On December 29, 1999, before me the undersigned authority, personally appeared Brenda Rene Peppers Dempsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Theresa A. Hauser
Notary Public

My Commission Expires: 6/12/03

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
THERESA A. HAUSER
My Commission Expires June 12, 2003

State of North Carolina
County of Forsyth

A F F I D A V I T

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Brenda Rene Peppers Dempsey
Affiant

Sworn and subscribed before me on December 29, 1999.

Theresa A. Hauser
Notary Public

My Commission Expires: 6/12/03

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
THERESA A. HAUSER
My Commission Expires June 12, 2003