PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
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Davidson County DEEDWARR
Recvd: 12/27/00 09:33 3pgs
Fees:15.00 Taxes:288.60
20001227-0125960

W & I Ref: (st) Title No: 42107
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ernest C. Tubbs, Jr. 112 Lakebrink Dr. Nashville, TN 37214	

TAX MAP-PARCEL NUMBERS: 096-16-A-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 78,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Dempsey, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ernest C. Tubbs, Jr.,** 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:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of First Revision, Phase One, Section Two, Larchwood of record in Book 6200, Page 347, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

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, said Register's Office. By deed of record in Doc No. 200001040000944, Register's Office for said County. Brenda Rene Peppers Dempsey conveyed her interest in subject property to James M. Dempsey.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above conveyance is subject to; Taxes for the year 2001 and subsequent years; Covenants, Conditions and Restrictions of record in Book 6299, Page 152, Book 6299, Page 166, Book 6301, Page 96, Book 6391, Page 449 and Book 6767, Page 385, said Register's Office; The Plan of record in Book 6200, Page 347, said Register's Office, shows an owner's certificate, minimum setback lines and to which plan reference is hereby made for a more complete description thereof.
This is improved property, known as: 112 Lakebrink Dr., 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 this 19th day of December, 2000.

James M. Dempsey

State of ~~Tennessee~~ California
County of ~~Davidson~~ Los Angeles

On this 19th day of December, 2000, before me the undersigned authority, personally appeared **James M. 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.

My Commission Expires: 5-16-03

Notary Public

State of Tennessee
County of Davidson

MARJORIE SANDFORD
COMM. #1219825
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 16, 2003

MARJORIE SANDFORD
COMM. #1219825
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 16, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78,000.00

Affiant

Sworn and subscribed before me on the 19th day of December, 2000.

Notary Public

My Commission Expires: 9/25/04

PENNY CROOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Return to: B-1763

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

FROM

James M. Dempsey

TO

Ernest C. Tubbs, Jr.

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027