File #200350864

FILE BOX 45

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-27-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Deming, and Elizabeth A. Batson	Chase Manhattan Mortgage Corp.	Map 95-11-0
(NAME) 330 Blue Hills Drive	(NAME) 5409 Maryland Way, Suite 202	Parcel 025.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **KATHY W. HENDERSON, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL R. DEMING, UNMARRIED AND ELIZABETH A. BATSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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, being all of Lot No. 65, on the Plan of Merry Oaks, as shown by plat appearing of record in Plat Book 1835, Pages 67 & 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 65 fronts 92 feet on the westerly side of Blue Hills Road and runs back 206.7 feet on the north line and 214.4 feet on the south line to a dead line, measuring 92.2 feet thereon.

Being the same property conveyed to Michael Dean Henderson and wife, Kathy Watson Henderson by Warranty Deed dated May 7, 1976 of record in Book 5024, Page 368, and being further conveyed to Kathy W. Henderson by Quitclaim Deed dated November 23, 1992 of record in Book 9496, Page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Any and all matters shown on plat of record in Plat Book 1835, Pages 67 & 68; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 330 Blue Hills Drive, Nashville, TN 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 Grantor covenants with the said GRANTEES that she is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 12/19/03 16:16 2pgs
Fees:13.00 Taxes:492.10
20031219-0181435

Witness our hands this 17th day of December, 2003.

Kathy W. Henderson

Kathy W. Henderson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kathy W. Henderson who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of December, 2003.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076