When recorded return to:
The Home Closing Company, Inc.
214 Centerview Drive, Suite 225
Brentwood, TN. 37027

Davidson County DEEDWARR
Recvd: 02/25/05 12:42 3 pgs
Fees:18.00 Taxes:397.75
20050225-0021032

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of February, 2005, by and between GEORGE C. DEMOSS, A WIDOWER, hereinafter called Grantor, and ELIZABETH GOTTLIEB, AN UNMARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GEORGE C. DEMOSS, A WIDOWER, as Grantor, does hereby bargain, sell, transfer and convey unto ELIZABETH GOTTLIEB, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4896 CLARKSVILLE PIKE, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

George C. Demoss
GEORGE C. DEMOSS
Signature of Seller
By:

Shirley Marie Upchurch
SHIRLEY MARIE UPCHURCH
as His Attorney-In-Fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of **February, 2005** before me personally appeared SHIRLEY MARIE UPCHURCH, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GEORGE C. DEMOSS, and acknowledged that he/she executed the same as the free act and deed of said GEORGE C. DEMOSS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at Goodlettsville, Tennessee, this 17th day of **February, 2005.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:

ELIZABETH GOTTLIEB, AN UNMARRIED WOMAN

Property Address:

4896 CLARKSVILLE PIKE
WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

New Owner

Map & Parcel #: MAP 48, PARCEL 33

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$107500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara B. Dimmie
Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **February, 2005.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

RETURN TO:

THE HOME CLOSING COMPANY, INC.
214 CENTERVIEW DRIVE
BRENTWOOD, TENNESSEE 37027

EXHIBIT 'A'

LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Helen Graves Land, as of record in Plan Book 3, page 5, Chancery Court at Nashville, described according to a survey made by L.D. Justice, Surveyor, April 28, 1952, as follows:

BEGINNING on the northerly margin of U.S. Highway No. 112 at the southwest corner of the first tract conveyed to R.K. Smith, et al, by deed from W.H. Thompson and Reece H. Thompson, of record in Book 2084, page 85, Register's Office for said County; thence with the westerly line of said Smith property North 35 deg. East 400 feet; thence North 55 deg. West 100 feet; thence South 35 deg. West 400 feet to the northerly margin of said U.S. Highway 112; thence with same South 55 deg. East 100 feet to the beginning.

Being the same property conveyed to George C. DeMoss and wife, Rosie L. DeMoss, by Warranty Deed from DOUGLAS A. BUTLER, A SINGLE MAN, of record in Book 11072, page 462, Register's office for DAVIDSON County, Tennessee. The said Rosie L. DeMoss having since died November 25, 2002.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 48, PARCEL 33).

2. All matters as set forth on the Plan of Helen Graves Land, of record in Plat Book 3, page 5, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement for sanitary sewer and/or storm drainage, of record in Book 9190, page 255, Register's Office for Davidson County, Tennessee.

4. Unrecorded easements for roads and utilities, if any.