Davidson County DEEDWARR
Recvd: 03/23/05 12:32 2 pg
Fees:13.00 Taxes:1054.50

20050323-0031661

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2005.

Notary Public
My commission expires: 11-22-05

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

03-0502-32544

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rita Gail Debiec 2920 Glenway Drive Nashville, TN 37221	OWNER	142-16-0-C-043.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Hemphill**, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Rita Gail Debiec and husband, Edward E. Debiec**, hereinafter called the Grantees, their successors 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 Lot No. 32, on the Plan of Devon Glen, Phase I, of record in Book 7900, Page 457, amended in Book 9390, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hemphill by deed from Christopher B. Reyburn and wife, Tanis Reyburn, of record in Book 10539, Page 89, Register's Office for Davidson County, Tennessee.

Michelle Hemphill, wife of Mark Hemphill, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2920 Glenway Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this 16th day of March, 2005.

Mark Hemphill

Michelle Hemphill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Hemphill and Michelle Hemphill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of March, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires: 02/22/09