THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20578J

MAP/GROUP/PARCEL:
025-03-0/025.00

NEW OWNER'S NAME AND ADDRESS:
Kristen O'Rourke and husband
Luke C. Chalk
449 Moncrief Avenue
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 05/24/05 08:34 2 pgs
Fees:13.00 Taxes:493.95
20050524-0058196

SEND TAX BILLS TO:
~~New Owner~~ **1st Trust Bank for Savings**
P.O. Box 17257
Memphis, TN 38187-0257

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KATHLEEN M. FOERSTER, AN UNMARRIED WOMAN, hereinafter called Grantor, do hereby transfer and convey unto KRISTEN O'ROURKE and husband, LUKE C. CHALK, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NOS. 52 & 53 ON THE REVISED MAP OF THE MONCRIEF SUBDIVISION OF THE NORTHERLY PART OF THE ALLEN MATHES LANDS AT GOODLETTSVILLE, TENNESSEE.

SAID PART OF LOT NOS. 52 & 53 FRONT TOGETHER 200 FEET ON THE WEST SIDE OF MONCRIEF AVENUE AND RUN BACK ALONG THE NORTHERLY MARGIN OF LOT NO. 52, 361 FEET, MORE OR LESS, TO A POINT, AND RUN BACK ALONG THE SOUTHERLY LINE OF LOT NO. 53, 373 FEET, MORE OR LESS TO A POINT AND SHOWS 200 FEET ON THE REAR LINE.

The subject property is commonly known as 449 MONCRIEF AVE., GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Book 10062, Page 390, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KATHLEEN M. FOERSTER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KATHLEEN M. FOERSTER, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 12th day of May, 2005.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:
3-25-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $133,500.00

AFFIANT

Sworn to and subscribed before me, this the 12th day of May 2005.

NOTARY PUBLIC

My Commission Expires:
5/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

5/28/2006