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Davidson County DEEDWARR
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Fees:13.00 Taxes:647.13
20050617-0069662

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2005.

Notary Public
My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

02-0505-43949

Address of New Owner:	Send Tax Bills to:	Tax Information
Bobbie H. Dempsey	1st Trust Bank for Savings	84-4-11
2704 Crestdale	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

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, Jessie Mae Chadwell unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bobbie H. Dempsey and wife, Deborah M. Aabie-Dempsey, 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. 5 on the Plan of McGavock Heights, Section 3, of record in Plat Book 2330, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence A. Chadwell and wife, Jessie Mae Chadwell by deed from Arthur F. Dean and wife, Karleen B. Dean, dated April 20, 1959, recorded April 27, 1959, of record in Book 2902, Page 568, Register's Office for Davidson County, Tennessee. Clarence A. Chadwell is deceased.

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 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 2704 Crestdale, 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 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.

WITNESS my hand this 13th day of June, 2005.

Jessie Mae Chadwell

Jessie Mae Chadwell

STATE OF TENNESSEE
COUNTY OF Knox

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

Witness my hand in Knoxville, TN, this 10th day of June, 2005.

Rhonda Jones Clark

Notary Public
State of Tennessee at Large

RHONDA JONES CLARK NOTARY PUBLIC AT LARGE KNOX CO. TENN.

My Commission expires

My commission expires July 3, 2005