THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

After Recording Return To.
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
ORTN0943D

SEND TAX BILLS TO:
World Savings Bank
4101 Wiseman Blvd.
San Antonio, TX 78251

MAP PARCEL NUMBERS
Map & Parcel-142-15-21.00

Davidson County DEEDWARR
Recvd: 11/30/05 10:55 2 pg
Fees:13.00 Taxes:600.33
20051130-0143894

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of November, **2005**, by and between **Aaron Lawyer,** UNMARRIED, party of the first part, and **Kirk Demorest and Pamela Demorest, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$162,250.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Harpeth Valley Park, Section I, as of record in Plat Book 3600, pages 93 and 94, Register's Office for said County, to which plan reference is made for a more complete description.

Being Further conveyed to Aaron Lawyer by Deed from James B. Elder, unmarried in Instrument No. 200412060144732, dated November 30, 2004 and recorded December 08, 2004 in the Register's Office for Davidson County, Tennessee.

This improved property is known as: 612 Harpeth Road., Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Plan of Harpeth Valley Park, Section I, as of record in Plat Book 3600, pages 93 and 94; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Aaron Lawyer

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aaron Lawyer,** unknown, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of November, **2005.**

My commission expires 9-22-07

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$162,250.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of November, **2005.**

NOTARY PUBLIC

My commission expiress: 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
612 Harpeth Bend Drive
Nashville, TN 37221

Name & address of new owner:
Kirk R. Demorest
4838 Coldwater Canyon Road
Sherman Oaks, CA 91423