PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 02/28/06 13:35 2 pgs
Fees:13.00 Taxes:518.00
20060228-0023002

SALLY A. GARDE 4920469
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires Feb. 16, 2010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

E. Maxey
Affiant

Subscribed and sworn to before me, this the 24th day of February, 2006.

Sally A. Garde
Notary Public

My commission expires: 2/16/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathryn T. Menefee	**Same**	**Map 135-1.00-C, Parcel 037.00-CO**
2313 South Grafton Court		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Susan D. Beich, Executrix of the Estate of Dennis M. DeMarco

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn T. Menefee, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 28, on the Plan of Final Plat, Section Two, Ransom Park, of record in Instrument #20020409-0043252, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis DeMarco by deed from General Construction Co., Inc., of record in Instrument #20020909-0108975, Register's Office for Davidson County, Tennessee. The said Dennis DeMarco having since died. Susan D. Beich is the Executrix under the Will of Dennis M. DeMarco will full power to sell real property (See Davidson County, Tennessee Probate No. 06P-245).

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **2313 South Grafton Court, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 24th day of February, 2006.

Estate of Dennis M. DeMarco

Susan D Beich, Executrix

By: Susan D. Beich, Executrix

STATE OF New York)
COUNTY OF Niagara)

Before me, the undersigned, a Notary Public of said County and State, the within named Susan D. Beich, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Executrix of The Estate of Dennis M. DeMarco and executed the within instrument as such Executrix.

Witness my hand and official seal at Niagara Falls, N.Y. this 24 day of February, 2006.

Witness my hand, at office, this 24 day of **February, 2006.**

Sally A. Garde
Notary Public

My Commission Expires: 2/16/2010

SALLY A. GARDE 4920469
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires Feb. 16, 2010