This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 07/02/07 10:58 2 pgs
Fees:13.00 Taxes:277.50
20070702-0078524

WARRANTY DEED

Address new owner as:
Don & Jan DeMarcus
1320 Fernbank Avenue
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map 52-9
Par 129

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Paul Crenshaw, a single person, have this day bargained and sold, and do hereby transfer and convey to the said Don DeMarcus and wife, Jan DeMarcus, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lots Nos. 32 and 33 on the Map of Montague Park, a subdivision of tracts nos. 27 to 32 inclusive in the Plan of Montague, as of record in Book 421, page 141, Register's Office for said County.

Said southerly part of Lots Nos. 32 and 33 front 100 feet on the westerly side of Fernbank Avenue and run back between parallel lines, 200 feet to the line of Lot No., 31 on said Plan.

Being the same property conveyed to Paul Crenshaw by deed from Janet Gail Reeves, a single person, of record in Book 8475, page 153, said Register's Office.

This is improved property known as 1312 Fernbank Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Don DeMarcus and wife, Jan DeMarcus, their heirs and assigns, forever.

And I, Paul Crenshaw, do covenant with the said Don DeMarcus and wife, Jan DeMarcus, that I am lawfully seized and possessed of said land in fee simple; that I have good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year of 2007.

And I, Paul Crenshaw, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the Don DeMarcus and wife, Jan DeMarcus, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 2nd day of July 2007.

Paul Crenshaw

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Crenshaw, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 2nd day of July 2007.

NOTARY PUBLIC

ALISHA L. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 3, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is ~~$60,000.00~~ $75,000.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of July 2007.

NOTARY PUBLIC

ALISHA L. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 3, 2011

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.