Davidson County DEEDWARR
Recvd: 12/17/07 10:34 2 pgs
Fees:13.00 Taxes:536.50

20071217-0144408

WARRANTY DEED

ET-07-0603

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Kemp	Terry L. Kemp	
1249 Bending Creek Drive (ADDRESS)	(NAME) 1249 Bending Creek Drive (ADDRESS)	173-15-A-40 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIMMY DEATRICK, 50% AND MARTY PENIX, 50%, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY L. KEMP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 40, FINAL PLAT OF MILL RUN SUBDIVISION, as shown on plat of record in Plat Book 11700, Pages 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jimmy Deatrick, 50% and Marty Penix, 50% by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, recorded on the 14th day of September, 2007 in Instrument No. 20070914-0110305, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 11700, page 27 and 28; Book 11675, page 472; Instrument No. 20000215-0015152; Instrument No. 20021121-0144876; Instrument No. 20020701-0079016; Book 11675, page 497; Book 3933, page 359; Book 10448, page 188; Instrument No. 20000217-0016180; Instrument No. 20010405-0033586; Instrument No. 20011024-0116286; Instrument No. 20010405-0033587; Register's Office for said County.

This is investment property and has never been the principal residence of Marty Penix or Jimmy Deatrick.

unimproved ( )
This is improved (X) property, known as 1249 Bending Creek Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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/our hand(s) this 14th day of December, 2007.

Marty Penix Owner Agent

Marty Penix

Jimmy Deatrick

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee
COUNTY OF Wilson

On this the 14th day of December, 2007, before me personally appeared Jimmy Deatrick to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2007.

Notary Public

My Commission Expires: 6-30-10

DUSTIN C. QUAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee
COUNTY OF Wilson

On this the 14th day of December, 2007, before me personally appeared Marty Penix, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2007.

Notary Public

My Commission Expires: 6-30-10

DUSTIN C. QUAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds