Return to: REALTY TITLE & ESCROW CO. 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 **$390,000.00** Affiant Subscribed and sworn to before me, this the 19th day of June, 2009. Notary Public My commission expires: 11-22-2010 (AFFIX SEAL)

BONNIE J. COUNTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Charles W. Demore	New Owner	**160 11 OA 024.00 CO**
19 Lymington Court		
Brentwood, TN 37027		

BILL GARRETT, Davidson County
Trans:T20090042212 DEEDWARR
Recvd: 06/24/09 13:53 2 pgs
Fees:13.00 Taxes:1443.00
20090624-0058784

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, WE,

Albert T. Posnack, unmarried, and Cynthia A. Malone, a married woman, formerly known as Cynthia Posnack *

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

Charles W. Demore and wife, Martia B. Demore

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

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase II Hemmingwood of record in Book 6900, Pages 6, 7 and 8, Register's Office for said County.

Said Lot No. 24 fronts 62.77 feet on the westerly margin of Lymington Court and extends back 139.58 feet on the southeasterly line 219.16 feet on the northeasterly line to a broken line in the rear, measuring 280.22 feet thereon.

Being the same property conveyed to Albert T. Posnack and spouse,, Cynthia Posnack by deed from Cynthia A. Rosenberger, unmarried of record in Instrument No. 20010321-0027104, Register's Office for Davidson County, Tennessee.

***Albert T. Posnack and Cynthia Posnack having since divorced; Final Decree in Docket No. 08D-2793 filed 12/15/08, Davidson County, TN; Cynthia Posnack having been restored to her previous name of Cynthia Lee Abernathy; Cynthia Lee Abernathy having since married is now known as Cynthia A. Malone.**

Grantors hereby certify, under penalty of perjury, that this property has never been the principal residence of Dennis Malone, spouse of Cynthia A. Malone, grantor.

This conveyance is subject to taxes for 2009, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **19 Lymington Court, Brentwood, TN 37027**

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 19th day of June, 2009.

Albert T. Posnack

Albert T. Posnack

Cynthia A Malone by Emily Prophet, her Attorney in Fact

Cynthia A. Malone
By: Emily Prophet, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Albert T. Posnack, unmarried**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **June, 2009.**

Robin S Edwards

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Emily Prophet** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Cynthia Malone** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Cynthia Malone**, the within named bargainor(s) by the said **Emily Prophet** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 19th day of June, 2009.

Robin S Edwards

Notary Public

My commission expires 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY