WARRANTY DEED

BOOK 5035 PAGE 962

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel W. Hemphill et ux	Same	12D-24660
(NAME)	(NAME)	12D-24700
3551 Dickerson Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($65,000.00) Sixty-five Thousand and no/100 *Dollars,*

John T. Benson Publishing Company, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Joel W. Hemphill and wife, La Breeska R. Hemphill, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lots Nos. A & B on the plan of John T. Benson Subdivision, as of record in Book 4350, page 60, Register's Office for Davidson County, Tennessee.

Said lots Nos. A & B front together 300 feet on the Westerly side of Dickerson Road and extends back 500.26 feet on the northerly line and 513.36 feet on the southerly line to a dead line measuring 200 feet thereon.

Being the same property conveyed to John T. Benson Publishing Company, Inc., by deed from John T. Benson, III and Robert G. Benson, Trustees of the Benson Land Trust, recorded in Book 4548, page 647, Register's Office for said County.

This deed prepared by
Louis Farrell, Jr., Attorney
921 J. C. Bradford Building
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000

Subscribed and sworn to before me, this the 16 day of June, 1976.

Affiant Joel W. Hemphill

My commission expires: 4-25-78 (Affix Seal)

Notary Public Evelyn Campbell

This is unimproved (X) improved ( ) property, known as Dickerson Road, Nashville, TN 37207
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joel W. Hemphill and wife, La Breeska R. Hemphill, their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for taxes for the year 1976 which are assumed by purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joel W. Hemphill and wife, La Breeska R. Hemphill, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 15th *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN T. BENSON PUBLISHING COMPANY

By: John T. Benson III

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beth C. Stephens, a Notary Public in and for said County and State, John T. Benson, III

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of June, 19 76

My Commission Expires Jan. 7, 1979

Commission expires

Beth C. Stephens
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUN 16 76	CONV	65,000.00			
JUN 16 76	S'TAX		B*	169.00	
JUN 16 76	PR'FEE		B*	.50	
JUN 16 76	W'DEED		B*	4.00	* 173.50

WARRANTY DEED

FROM

TO

D 54085

Mail to pew

IDENTIF. REFERENCE

JUN 16 3 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE