SEND TAX BILLS TO:
Steven G. Kempel
2326 Crocker Springs Rd
Goodlettsville, TN 37072
Map 23 Parcel 48-49

THIS INSTRUMENT PREPARED BY:
JERE N. McCULLOCH
JO ANN "JODY" AYRES
Attorneys at Law
140 PUBLIC SQUARE
LEBANON, TN 37087

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# D E E D

FOR AND IN CONSIDERATION of the sum of Sixty-five Thousand Dollars ($65,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **EUNICE INEZ HAHN**, a widow, have this day bargained and sold and by these presents do hereby transfer and convey unto **STEVEN G. KEMPEL** and wife, **DEBORAH F. KEMPEL**, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

FIRST TRACT: Beginning at a stone, being W. W. Parrish's southeast corner and M. E. Link's northwest corner, running thence North 2-3/4° East 28.68 chains to a black oak stump, Harris and Hunter's corner in Cummings' line; thence South 42-3/4° West 27.70 chains to a stone and black walnut pointer; thence South 64-3/4° East 19.39 chains to the beginning, containing 25.64 acres, more or less. There is to be a road 14 feet wide commencing at the creek with Sanford McFerrin and James Hunter's line back to said tract or parcel of land.

SECOND TRACT: Being part of Lot No. 2 in Division of the lands of Eben L. Crocker, deceased, a plan of which is of record in Book 161, page 74, Register's Office for said County, described according to a survey made April 14, 1933, by Erle Drake, County Surveyor for Davidson County, as follows: Beginning at a point in the center of the County Road leading to White Creek Springs, the southwest corner of said Lot No. 2; thence North 3/4° West, with the center of said County Road as straightened, 19 1/2 poles; thence North 87 1/2° East, with a ditch, 29 poles to an elm on the north bank of said ditch; thence North 31° East 151 poles to rock pile around sassafras corner with pointers in Mrs. Mamie G. Herbert's south line; thence South 87 1/2° East, with Mrs. Herbert's south line, 22 1/2 poles to a stone pile 4 feet north of a beech corner down in Lee's west line; thence South 3 1/2° West 52 poles to a black gum; thence South 42 1/2° West 129.5 poles to a roadway; and thence South 88 1/2° West, with the northerly margin of said roadway, 36.5 poles to the beginning containing 35.63 acres, more or less.

Being the same property conveyed to Edward O. Hahn and wife, Eunice Inez Hahn, by deed from

Darrell E. Tidwell and wife, Ova Lee Tidwell, dated May 10, 1949, of record in Book 1716, page 376, Register's Office for Davidson County, Tennessee, the said Edward O. Hahn having since died, Probate #65829, 6/1/78.

THIS IS IMPROVED PROPERTY lying on Crocker Springs Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Steven G. Kempel and wife, Deborah F. Kempel, their heirs and assigns, in fee simple, forever.

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I COVENANT with said Grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Possession shall be given with delivery of this deed.

Davidson County property taxes for the year 1984 shall be prorated as of the date of this deed.

WITNESS MY SIGNATURE hereto this 11th day of June, 1984.

Eunice Inez Hahn
EUNICE INEZ HAHN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor, Eunice Inez Hahn, with whom I am personally acquainted, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 11th day of June, 1984.

Richard L. Mund
NOTARY PUBLIC

My commission expires: 2/86

The actual consideration or value, whichever is greater for this transfer is $ 65,000.00

Deborah F. Kempel
AFFIANT

Subscribed and sworn to before me this 11th day of JUNE, 1984

James W. McCulloch
NOTARY PUBLIC

My commission expires: 3-9-86

I29350

IDENTIF. REFERENCE

JUN 15 9 49 AM '84

FELIX DYER, JR. REGISTER
DAVIDSON COUNTY, TN

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 65000.00- CAMT. | |
| | | | 169.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 175.50- |
| 5282A | 06/15/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12935.0

TENNESSEE REFERENCE

JUN 15 9 49 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0044572