FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 85

Notary Public

MY COMMISSION EXPIRES: 4/15/87

(AFFIX SEAL)

BOOK 6568 PAGE 974

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & G ASSOCIATES	S A M E	50-48
(NAME) C/O JEANE WALKER	(NAME)	12D 24640
(STREET ADDRESS OR ROUTE NUMBER) LEVERING BLDG. DICKERSON ROAD	(STREET ADDRESS)	
(CITY) NASHVILLE (STATE) TN. (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOEL W. HEMPHILL and wife, LaBREESKA R. HEMPHILL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & G ASSOCIATES, A Tennessee General Partnership, composed of GERLIE V. RICKARD, WILLIAM J. SUDEKUM and JEANE M. WALKER,

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

LAND in the 12th Civil District of Davidson County, Tennessee, on the westerly side of Dickerson Pike, near the intersection of Due West Avenue, and more particularly described as follows:

BEGINNING at a point on the center line of Dickerson Pike, said point being the S. E. corner of Lot 3, of 23 acres, and the N.E. corner of Lot 4 of 23 acres, 112 poles, both lots being part of the James Sanders lands; thence along the center line of the Dickerson Pike, N 11° W 51.5 poles (849.75 feet) to a point; thence N 67° W 3-1/2 poles; thence W 68 poles along the North line of Lot 3 and the South line of land owned by McGee, 1122 feet to a point at the N.W. corner of Lot 3; thence N 1-3/4° E 28.02 poles (62 feet) to a point; thence N 88-1/2° W 56.84 poles (937.86 feet) and along the southerly line of George Newlin Lands to a stake in the South line of George Newlin Lands, and North line of W. R. Sanders Lands, said point being 28.4 poles (458.6 feet) from a stone on West side of small branch, which stone marks the N.W. corner of a 27 acre tract lying westerly of the property herein conveyed; thence S. 17-1/2 E 100.2 poles to a walnut tree, said tree being the S.W. corner of the land herein conveyed; thence S 39° 50' E 22.4 poles (360.6 feet) to a black walnut pointer; thence N 1-2/4° E 14.6 poles (240.0 feet) to a point; thence E. 31-1/2 poles (1344.75 feet) to the Dickerson Pike, the point of beginning.
INCLUDED in the above description, but EXCLUDED therefrom is a tract of land conveyed to Howard McGee et ux Ida McGee, by deed from Joseph P. Sanders et ux of record in Book 1783, Page 549, Register's Office for Davidson County, Tennessee. *

BEING the same property conveyed to Joel W. Hemphill and wife, LaBreeska R. Hemphill by deed from Frank R. Tinnon, Trustee, with full power to bargain, sell, convey or encumber without the joinder of any beneficiary, of record in Book 5382, page 476, Register's Office for said County.

This is unimproved ( ) unimproved (X) property, known as 3460 Dickerson Road, Nashville, Tenn.
(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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of May, 1985

X Joel W. Hemphill — JOEL W. HEMPHILL

X LaBreeska R. Hemphill — LaBREESKA R. HEMPHILL

2509

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOEL W. HEMPHILL and wife, LaBREESKA R. HEMPHILL, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 85

Commission expires 4/19/87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

*ALSO included in said legal description but excluded from this conveyance is a 1.38 acre tract conveyed to David R. Hemphill and wife, Leah J. Hemphill by instrument of record in Book 5650, page 143, Register's Office for Davidson County, Tennessee.

J 0 8 7 6 9 1

IDENTIF. REFERENCE

MAY 30 3 00 PM '85

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6568 PAGE 976

FOR _____

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
			360000.00-	CAPT.
			936.00	CSTAX
			.50	PRFEE
			6.00	WDFEE
			CHECK	948.50-
2909A	06/30/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 87 6 1

IDENTIF. REFERENCE

MAY 30 3 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139471