BOOK 5045 PAGE 297 Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF November 1986

Notary Public

MY COMMISSION EXPIRES 10-1-1989

THIS INSTRUMENT WAS PREPARED BY
Cumberland Valley Title, Inc. (NAME)
1114 Seventeenth Avenue South, Suite 105
Nashville, TN 37212 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Joel Hemphill (NAME)	Same (NAME)	Map 50
P. O. Box 8302 ~~3334 Dickerson Road~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 61
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11D-2095

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, Roberta Frances Kessler and husband, Steve Patrick Chadwick,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel W. Hemphill and wife, LaBreeska R. Hemphill,

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

Being Lot No. 4 on the Map of A. C. Webb's Subdivision of the North 17.50 acres of his Demoville Tract, as of record in Book 974, page 27, said Register's Office.

Said Lot No. 4 fronts 100 feet on the easterly side of Dickerson Pike, as widened, and runs back between lines, as measured from the center line of the Dickerson Pike, 1403 feet, more or less, on the north line and 1382 feet, more or less, on the south line, to a dead line, on which it measures 100 feet, more or less, containing 3.12 acres.

Included in the above described tract, but EXCLUDED from this conveyance is the following described tract:

Being an easterly portion of Lot No. 4 on the Map of A. C. Webb's Subdivision of the N. 17.50 acres of his Demoville Tract, as of record in Book 974, page 27, Register's Office for said County, and described according to a survey dated February 10, 1973, made by Wayne S. Cooper, Sr., Surveyor, as follows:

Beginning at an iron pin in a fence located 557 feet, more or less, east of the center line of Dickerson Road, and being the northwesterly corner of the tract herein described and the northeasterly corner of the remaining property of Thomas F. Davenport and wife; thence South 88° 15' East 837 feet to an iron pin; thence South 1° 45' West 100 feet to an iron pin; thence North 88° 15' West 837 feet to an iron pin in a fence; thence North 1° 45' East 100 feet to the beginning, containing 1.92 acres, more or less, and being the same property that was conveyed to Alan C. Smith and wife, Mary S. Smith, by deed of record in Book 4706, page 519, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Roberta Frances Kessler by deed of record in Book 5651, page 342, Register's Office for Davidson County, Tennessee.

Steve Patrick Chadwick joins in this instrument for the purpose of conveying any right, title, and interest he may have in the subject property.

CHECK

unimproved ( )
This is improved (X) property, known as 3545 Dickerson Road, Nashville, TN 37207
(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.

11/20 215 5 01

Witness our hands this 12th. day of November, 1986

Roberta Frances Kessler
Roberta Frances Kessler

Steve Patrick Chadwick
Steve Patrick Chadwick

3135

STATE OF TEXAS }
COUNTY OF HUNT }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta Frances Kessler ~~and husband, Steve Patrick Chadwick~~

the bargainor with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Greenville, Texas this 12th day of November, 19 86.

Commission expires: June 30, 1988

Notary Public

Verlie Ballew

STATE OF TENNESSEE }

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

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

STATE OF TEXAS

COUNTY OF HUNT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Patrick Chadwick, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Greenville, Texas, this 17th day of November, 1986.

NOTARY PUBLIC STATE OF TEXAS

Notary Public Sheryl Johnson
My Commission expires: 12/01/88

6.50

IDENTIFICATION REFERENCE

Nov 20 9 24 AM '86

FELIX Z. WILSON II 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

750[illegible].00- CAPIT.
210.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 219.50-
8133AT 11/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65150

IDENTIFICATION REFERENCE

Nov 20 9 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14051