BOOK 7125 PAGE 991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: July 28, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP/PARCEL NUMBERS
William Trent Hemphill (NAME)	Commerce Union Bank (NAME)	MAP 60-12
1227 Plymouth Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PARCEL 16
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	15DZ-29410

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 Wesley Hemphill, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Trent Hemphill and wife, Bethni Ann 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 part of a 6.9 acre tract and Lot No. 40 as shown on the Map showing re-subdivision of Lots 70, 73, 76-83, 86-97, Eastdale Place as recorded in Book 974, page 22, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at the southeast corner of said Lot No. 40, running thence in a northeasterly direction with the easterly side lot line of said Lot No. 40, a distance of 391.5 feet to a point; thence westerly with Newman Checks line 65.1 feet to a point; thence in a southwesterly direction in line with the western side lot line of said Lot No. 40 a distance of 364.8 feet to a point; thence in a southeasterly direction 60.0 feet to the point of beginning.

Being the same property conveyed to Joel W. Hemphill, Jr. by deed of record in Book 6520, page 462, and by Quitclaim deed from Susan J. Hemphill, of record in Book 6797, page 462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

Joel W. Hemphill, Jr. and Joel Wesley Hemphill, Jr. being one and the same person.

This is unimproved ( ) improved (XX) property, known as 1227 Plymouth Avenue, Nashville, TN 37216
(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 my hand this 30th day of January, 19 87

Joel Wesley Hemphill, Jr.

Single

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7125 PAGE 992

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Wesley Hemphill

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 Nashville, Tennessee, this 30th day of January, 19 87

Commission expires July 18, 1987

Notary Public

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
Joel Wesley Hemphill, Jr.

TO
William Trent Hemphill
Bethni Ann Hemphill

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

ENTITLE REFERENCE

FEB 3 | 21 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8 9 8 0 6

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

RECEIVED OF _____

FOR _____ BOOK 7125 PAGE 993

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

650[illegible].0- CONT.
182.00 STAX
.50 PRFEE
6.00 MORTG
CHECK 137.50-
02/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 8 0 6

IDENTIFICATION REFERENCE

FEB 3 1 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41484