THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

BOOK 7164 PAGE 687

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Joel Wesley Hemphill, Jr. 4012 Dumbarton Drive Nashville, TN 37207	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 41-10 Parcel # 27

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ROBERT T. WATTS AND WIFE, EVELYN JOYCE WATTS do hereby transfer and convey unto JOEL WESLEY HEMPPHILL, JR., UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 445, on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robert T. Watts and wife, Evelyn Joyce Watts by deed from Zoleta Erwin, and husband, Joseph L. Erwin, of record in Book 3281, Page 471, Register's Office for Davidson County, Tennessee.

This is improved real property known as 4012 Dumbarton Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOEL WESLEY HEMPHILL, JR., his heirs, successors and assigns forever.

The undersigned covenants with the said JOEL WESLEY HEMPHILL, JR., that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which will be prorated to date of closing and assumed by the Grantee.

2. Restrictive Covenants of record in Book 2542, Page 415, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers of record in Book 6218, Page 235, Register's Office of Davidson County, Tennessee.

4. Matters set forth on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee.

03001 623 03/11 237.50- CHECK

IDENTIFICATION REFERENCE

MAR 11 3 35 PM '87

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

The undersigned does further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said JOEL WESLEY HEMPHILL, JR., his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 10th day of March, 1987.

Robert T. Watts
ROBERT T. WATTS

Evelyn Joyce Watts
EVELYN JOYCE WATTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L. Rust, a Notary Public in and for said State and County, the within named ROBERT T. WATTS AND WIFE, EVELYN JOYCE WATTS, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 1987.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

NOTARY PUBLIC DAVIDSON CO.

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $82,500.00.

Joel Wesley Hemphill Jr.

Sworn to and subscribed before me this 10th day of March, 1987.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

NOTARY PUBLIC DAVIDSON CO.

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

RECEIVED OF _____

FOR _____

BOOK 7164 PAGE 689

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			82500 0- CAMT.	
			231.00 CGTAX	
			.50 [illegible]	
			6.00 WDE-D	
			CHECK	237.50-
			0023A02/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03001.

IDENTIFICATION REFERENCE

MAR 11 3 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55970