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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF SUMNER }

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

$111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 87.

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

SEND TAX BILLS TO NEW OWNER

THIS INSTRUMENT WAS PREPARED BY

American Escrow Company, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE ADDRESS:	MAP-PARCEL NUMBERS
FRANKLIN C. HEMPHILL (NAME)	HENRY C. WOODARD (NAME)	Map 7, Parcel 39
1564 Dickerson Pike (STREET ADDRESS OR ROUTE NUMBER)	100 Charleston Drive (STREET ADDRESS)	10D 21000
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, TN 37072 (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, HENRY C. WOODARD and wife, CHARLOTTE DUNCAN WOODARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKLIN C. HEMPHILL, unmarried,

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 10th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of the Subdivision of the W. H. Tinnin's 11.99 acre tract, described as follows:

BEGINNING at a point in the southerly margin of U. S. Highway No. 41 at the corner of Lots Nos. 1 and 2; thence with the line between said lots South 37° West 250 feet to a point; thence South 53° 15' East 150 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3 North 37° East 250 feet to the south margin of U. S. HIghway No. 41; thence with the margin of the same, North 53° 15' West 150 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Dockett No. 83C2866, Circuit Court for Davidson County, Tennessee; TO WIT:

BEGINNING at a point on the northeast corner of the Henry C. Woodard etux property said point being on the present southwest rightofway line of SR 11 on Project 19032-227004; thence South 40° 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest rightofway of SR 11 being 50 feet left at paper located station 179+84.02; thence North 47° 44' 18" West 146.79 feet along said proposed rightofway to a point 50 feet left at paper located station 181+30.81; thence southeastwardly 141 feet, more or less, along the present southwest rightofway line of SR 11 to the point of beginning and containing 120 square feet.

continued on reverse.....

This is improved (XX) unimproved ( ) property, known as 1564 Dickerson pike, Goodlettsville, TN 37072
(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 hand s this 8th day of May, 19 87

HENRY C. WOODARD: Henry C. Woodard

CHARLOTTE DUNCAN WOODARD: Charlotte Duncan Woodard

05/11 317.30- CHEC

A-101

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named HENRY C. WOODARD and wife, CHARLOTTE DUNCAN WOODARD,

the bargainors, 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 Hendersonville, Tennessee, this 8th day of May 19 87

Commission expires 12/29/90

W.K.G.
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
HENRY C. WOODARD et ux

TO
FRANKLIN C. HEMPHILL, Unmarried

24679

IDENTIFICATION REFERENCE

MAY 11 2 44 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REGISTER, PLEASE RETURN TO:
American Escrow Company
P.O. Box 1733
Hendersonville, TN 37077

continued.....

BEING the same property (less the stated exclusion) conveyed to the within named Grantors by deed of record in Book 3033, Page 215, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

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

111000.00- CAMT.
310.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 317.30-
5807A05/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2467.9
IDENTIFI REFERENCE
MAY 11 2 44 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80390

[redacted]