BOOK 7232 PAGE 757 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF SUMNER

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

$71,200.00

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)

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
1564 Dickerson Pike (STREET ADDRESS OR ROUTE NUMBER)	100 Charleston Drive (STREET ADDRESS)	Par 40
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	10D 20995

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 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. 3 on the unrecorded subdivision of the W. H. Tinnin's 11.99 acre tract, and described as follows:

BEGINNING in the southerly margin of U.S. 41 Highway, at the common corner of Lots Nos. 2 and 3, and being a corner of the property conveyed to Harry J. Cooper, Sr.. et al, as of record in Book 2344, Page 627, Register's Office for said County; thence, with the line between said lots, South 37° West 250 feet; thence South 53° 25' East 100 feet to the corner of Lots Nos. 3, 4, 14 and 15; thence with the line between Lots Nos. 3 and 4, North 37° East 250 feet to the southerly margin of U. S. 41 Highway; thence, with the margin of said highway, North 53° 25' West 100 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 in the northeast corner of the Henry C. Woodard et ux property said point being on the present southwest right of way line of SR 11 on Project 19032227004; thence South 40° 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right of way 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 right of way to a point 50 feet left at paper located station 181+30.81; thence southeastwardly 141 feet, more or less, along the present southwest right of way of SR 11 to the point of beginning and containing 120 square feet. continued on reverse.....

This is unimproved ( ) improved (X) property, known as 1558 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 hands this 8th day of May, 19 87

HENRY C. WOODARD: Henry C. Woodard

CHARLOTTE WOODARD: Charlotte Woodard

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 WOODARD

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 Hendersonville, Tennessee, this 8th day of May 1987

Commission expires 12/29/90

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

24681

IDENTIFICATION REFERENCE

MAY 11 2 08 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 2804, Page 301, 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
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

71200.00- CAMT.
199.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 205.86-
5809A05/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2468'1

IDENTIFICATION REFERENCE

MAY 11 2 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80392