Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 7497 PAGE 440

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
T & W ENTERPRISES, INC. 3104 Clarksville Hwy Nashville, Tn. 37218	SAME AS NEW OWNER	Map 71-11 Par. 291 12DZ-96688

B&S 07/03/91 03:[illegible] CK 118.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, FRANK C. HEMPHILL and wife, CHARLOTTE HEMPHILL, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said T & W ENTERPRISES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors 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 Resubdivision of Woodard Lands, Lot 4, Commercial Sub, Peco Truck Stop Property, as of record in Book 6200, page 276, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Frank C. Hemphill by deed from William M. Coats, of record in Book 6643, page 529, Register's Office, Davidson County, Tennessee.

Charlotte Hemphill, spouse of Frank C. Hemphill, joins in this conveyance to convey any and all right, title or interest in and to the property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State & County taxes, a lien, prorated between the parties and assumed in full by Grantee, (2) The Plan of record in Book 6200, page 276, said Register's Office, (3) Easement for right of way granted to State of Tennessee in Book 2101, page 77, said Register's Office, and (4)

Easement for sanitary sewers granted to Metropolitan Government of Nashville & Davidson County, of record in Book 3984, page 643, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 22nd day of March, 1988.

FRANK C. HEMPHILL

CHARLOTTE HEMPHILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK C. HEMPHILL and wife, CHARLOTTE HEMPHILL, 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 this the 22nd day of March, 1988.

NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of March, 1988.

NOTARY PUBLIC

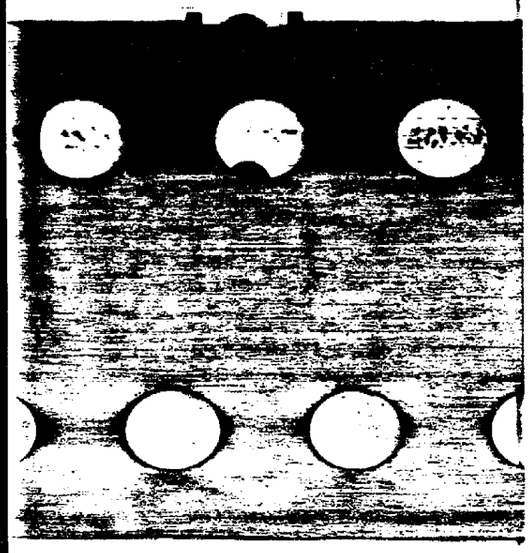
My Commission Expires: 1/25/92

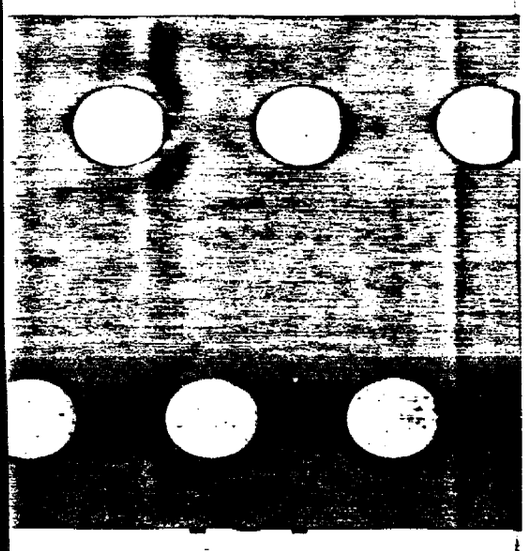
14927

IDENTIFICATION REFERENCE

MAR 23 9 48 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7497 PAGE 442

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40000.00
CON TX 112.00
PRFEE 0.50
MDEED 6.00
TOTAL 118.50
CHECK 118.50

03/23/88 01 09:49 0001 B631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14927

IDENTIFICATION REFERENCE

MAR 23 9 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 73211