Part 34

BOOK 8158 PAGE 342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

David R. Hemphill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 19 90

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 3-27-93

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:	MAP-PARCEL NUMBERS
David R. Hemphill (NAME)	Same (NAME)	MAP 60-12
2821 Dickerson Pk. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 131
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(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, Leo Santoro and wife, Joan Santoro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Hemphill and wife, Leah 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 Lot No. 5 on a map showing a re-subdivision of Lots 4 and 5 on the map of W. H. Dodd's Subdivision, as of record in Book 161, page 16, Register's Office for said county, said re-subdivision being of record in Book 5190, page 688, Regster's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the eastern margin of the right- of-way of Dickersn Road 195 feet south of the center line of Alhambra Circle, thence leaving said right-of-way south 71 degrees 3 minutes east 230 feet to a point; thence north 18 degrees 38 minutes east 84.09 feet to an iron pin; thence north 71 degrees 3 minutes west 137.25 feet to a point; thence south 18 degrees 38 minutes west 0.75 feet to a point; thence north 71 degrees 3 minutes west 1.05 feet to a point; thence north 18 degrees 38 minutes east 0.75 feet to a point; thence north 71 degrees 3 minutes west 91.70 feet to an iron pin in the eastern margin of the right-of-way of Dickerson Road; thence with said right-of-way south 18 degrees 38 minutes west to the point of beginning.

Being the same property conveyed to Leo Santoro by deed of record in Book 7264, page 225, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7264, page 229, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay.

This is unimproved ( ) improved (X) property, known as 2821 Dickerson Pk., Nashville, TN 37207
(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 20th day of July, 19 90

Joan Santoro

Leo Santoro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8158 PAGE 343

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leo Santoro

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 20th day of July 19 90

Commission expires 2-27-93

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Santoro

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July 19 90

Commission expires 5-22-93

Notary Public

WARRANTY DEED

FROM
Leo Santoro
~~Joan Santoro~~

TO
David R. Hemphill
~~Leah Hemphill~~

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

2564 08/23 0101 03CHECK # 254.50

AUG 23 12 12 PM '90

3498



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8153 PAGE 344

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	75000.00
CON TX	247.50
PRFEE	1.00
WDEED	6.00
TOTAL	254.50
CHECK	254.50

07/23/90 01 12:12 0001 2564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43498

IDENTIFICATION

JUL 23 12 12 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 339377