Bor

THIS INSTRUMENT PREPARED BY:
Jeffrey A. Calk, Esq.
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9677 PG 876

FROM: **PHYLLIS ELAINE KEMP** ("GRANTOR")

TO: **BARBARA A. ORBISON, TRUSTEE**
("GRANTEE")

ADDRESS NEW OWNER:

Barbara A. Orbison, Trustee
1625 Broadway
Nashville, Tennessee 37203

SEND TAX BILLS:

SAME

95 MAY 22 PM 12:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
0062844

TAX PARCEL NUMBER

92-12-494

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Barbara A. Orbison, Trustee, under an agreement dated November 18, 1994, with full power to sell, mortgage, transfer and convey without the joinder of any other party ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Phyllis Elaine Kemp, a married person ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee, her heirs and assigns, all of her interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Tract I:

Being Lot No. 5 in the Subdivision of Lot 222 in the McNairy West Nashville, Addition, a plan of which is of record in Book 57, page 36, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on Broad Street, and runs back 117 feet 1 inch on the westerly line and 125 feet 9 inches on the easterly line to an alley measuring 50 feet 9 inches thereon.

Tract II:

Being Lots Nos. 6 and 7 on the Map of Subdivision of A.G. Adams, Plan of record in Book 57, page 36, Register's Office for said County.

Said Lots Nos. 6 and 7 front 100 feet on the southerly side of Broad Street and run back 99 feet 10 inches on the westerly line and 117 feet 1 inch on the easterly line to an alley in the rear, and measure 101 feet 6 inches thereon.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of A.G. Adams' Subdivision of Lot No. 222 in McNairy's West Nashville Lots of record in Book 57, page 36, Register's Office for said County.

Said Lot No. 8 fronts 30 feet 9 inches on the southerly side of Broadway, formerly Broad Street, and runs back 99 feet 10 inches on the easterly line and 94 feet on the westerly line, with the easterly margin of 17th Avenue South, formerly Williams Avenue, to an alley, measuring 60 feet thereon.

Being the same property conveyed to Phyllis Elaine Kemp by Quitclaim Deed from Tappan Investments Partnership dated May 15, 1995, of record in Book 9678, page 252, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for existing building restrictions, covenants, zoning ordinances and easements of record, easements and rights-of-way for public utilities, the rights of DeMith, Inc. as a tenant on Tract III pursuant to an unrecorded lease, and real property taxes for 1995 which have been prorated and assumed by the Grantee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors 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.

Ronald A. Kemp, spouse of the Grantor, hereby joins in executing this conveyance for the sole purpose of conveying any marital interest he may have by virtue of his marriage to the said Phyllis Elaine Kemp.

WITNESS this 15 day of May, 1995.

Phyllis Elaine Kemp

PHYLLIS ELAINE KEMP

RONALD A. KEMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dana B. Smith, a Notary Public in and for the State and County aforesaid, personally appeared **PHYLLIS ELAINE KEMP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 15th day of May 1995.

Dana B. Smith
Notary Public

My Commission Expires: 3/23/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Melanie D. Hunter, a Notary Public in and for the State and County aforesaid, personally appeared **RONALD A. KEMP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 12th day of May 1995.

Melanie D. Hunter
Notary Public

My Commission Expires: 07/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

AFFIANT

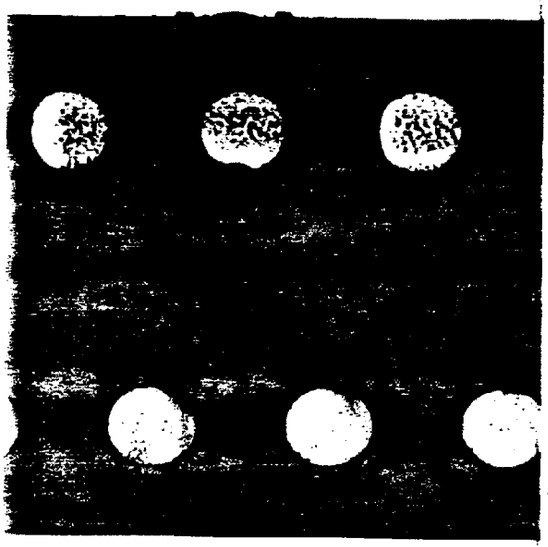
Subscribed and sworn to before me, this 15th day of May, 1995.

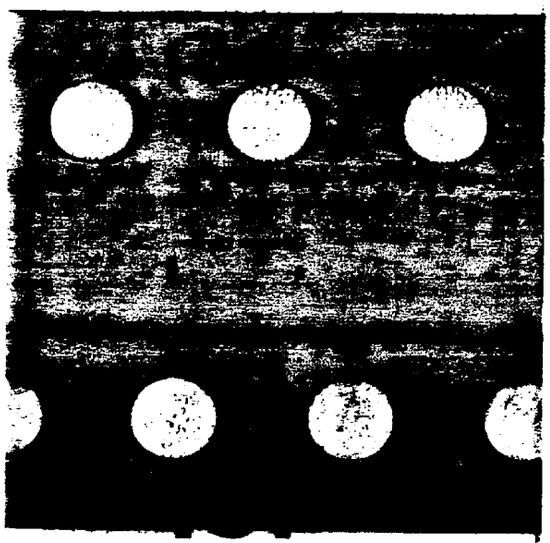
Dana B. Smith
NOTARY PUBLIC

My Commission Expires: 3/23/96

N VRS148287 V1

95 05/22 0101 03CHECK 2973.00





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

RECEIVED OF _____

FOR _____

BOOK 9677 PG 879

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
			CAMT	
				800000.00
			CON TX	2960.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2973.00
			CHECK	2973.00
05/22/95	01		12:31 0001	3302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062844
IDENTIF. ↑ REFERENCE

95 MAY 22 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912645