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BOOK 9865 PG 682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Sandra B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra B. Smith	Bank of America	MAP 41-10
(NAME)	(NAME)	
4012 Dumbarton Drive	P.O. Box 26388	PARCEL 27
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Richmond, VA 23260-6388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joel Wesley Hemphill, Jr. and wife Sue Ann Hemphill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra B. Smith

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 Davidson County, Tennessee being Lot No. 445 on the Plan of Belshire Estates, Section "B", as of record in Plan Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joel Wesley Hemphill, Jr. by deed from Robert T. Watts and wife, Evelyn Joyce Watts, of record in Book 7164, page 687, Register's Office for Davidson County, Tennessee.

The Spouse joins in the execution of this conveyance for the purposes of conveying any and all interest she may have.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Deed of Trust in favor of Commerce Union Bank (assigned to BankAmerica Mortgage) in the original principal amount of $75,250 of record in Book 7164, page 690, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2542, page 415, Register's Office for Davidson County, Tennessee.

Plan of record in Book 2331, pages 128 and 129 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for sanitary sewers and or storm drainage of record in Book 6218, page 235, said Register's Office.

Taxes for the years 1996 and thereafter, a lien but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 4012 Dumbarton Drive, Nashville, Tennessee 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 my hand this 16th day of November 19 95

Joel Wesley Hemphill, Jr.

Sue Ann Hemphill

BOOK 9865 PG 683

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Wesley Hemphill, Jr. and wife Sue Ann Hemphill

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t hey executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin _____, Tennessee, this 16th day of November 19 95

Commission expires 11-30-98

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

0125071

IDENTIFICATION REFERENCE

95 NOV 21 AM 11:03

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0682 11/21 0101 03CHECK

334.60

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

RECEIVED OF _____

FOR _____

BOOK 9865 PG 684

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

11/21/95 01 11:03 0001 0682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125071
IDENTIF. & REFERENCE

95 NOV 21 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 979223