0170005 56

IDENTIF. ↑ REFERENCE

WARRANTY DEED

96 APR 10 PM 4:19

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

RBook 10011 PG 612

THIS INDENTURE, made and entered into as of the **9th** day of **April, 1996** by and between

JOEL W. HEMPHILL , joined by HIS WIFE, **LABREESKA HEMPHILL**
hereinafter referred to as Grantor, and

TED NEWMAN and MARSHA NEWMAN, HUSBAND AND WIFE ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF DUE WEST VALLEY ACRES, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY H.R. SWANN JR., SURVEYOR, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 1 AND 2, BEING 755.97 FEET EAST OF THE EASTERLY MARGIN OF THE DICKERSON ROAD; THENCE WITH SAID AVENUE EASTERLY 100 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 545.9 FEET; THENCE WESTWARDLY 100.16 FEET TO THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 540.6 FEET TO THE BEGINNING.

BEING ALL THE SAME PROPERTY CONVEYED TO JOEL W. HEMPHILL, BY FINAL DECREE FROM THE CLERK AND MASTER OF DAVIDSON COUNTY, TENNESSEE. OF RECORD IN BOOK 9720, PAGE 149 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Joel W. Hemphill
JOEL W. HEMPHILL

Labreeska Hemphill
LABREESKA HEMPHILL

BOOK 10011 PG 613

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOEL W. HEMPHILL and HIS WIFE, LABREESKA HEMPHILL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **April, 1996.**

Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ted Newman
Affiant

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

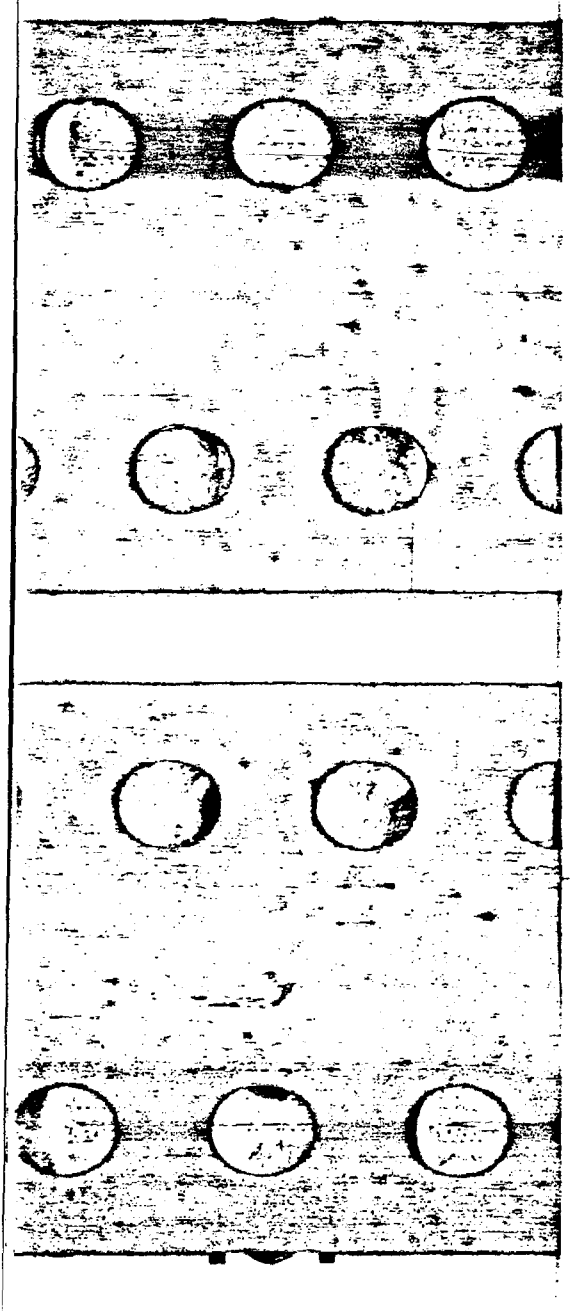
Subscribed and sworn to before me this **9th** day of **April, 1996.**

Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	TED NEWMAN MARSHA NEWMAN 1116 DUE WEST AVENUE MADISON, TN 37115	1116 DUE WEST AVENUE MADISON, TN 37115 MAP PARCEL NUMBER 50-4-7

96134 04/10 0101 03CHECK 379.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10011 PG 614

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

04/10/96 01 16:18 0001 9034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170005
IDENTIF. ↑ REFERENCE

96 APR 10 PM 4:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1027013