WARRANTY DEED

Instr:200003220029358 Page: 1 OF 2
REC'D FOR REC 03/22/2000 4:10:54PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $118.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

John N. Samerjian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF March, 2000.

PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN N. SAMERJIAN (NAME)	~~JOHN C. HEMP AND KAFFEE C. HEMP~~ (NAME)	MAP 72-12
1705 HANOVER ROAD (ADDRESS)	- SAME - (ADDRESS)	PARCEL 3
NASHVILLE, TENNESSEE 37216 (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, JOHN C. HEMP AND WIFE, KAFFEE C. HEMP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN N. SAMERJIAN AND WIFE, DEBRA K. SAMERJIAN

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. 65 on the Map of Waters Place, as of record in Book 332, pages 136 and 137, Reigster's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the North side of Hanover Avenue and runs back between lines 180 feet on the easterly line and 184.4 feet on the westerly li ne to an alley, measuring 50.2 feet thereon.

Being the same property conveyed to John C. Hemp and Kaffee C. Hemp by deed from Jean C. Hinkle of record in Book 9015, page 559, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1705 HANOVER ROAD, NASHVILLE, TENNESSEE 37216
(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 hand s this 20th day of March, 2000

John C. Hemp
JOHN C. HEMP

Kaffee C. Hemp
KAFFEE C. HEMP

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 JOHN C. HEMP AND WIFE, KAFFEE C. HEMP

the 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 and official seal at MADISON, Tennessee, this 20th day of March 2000.

Commission expires January 27, 2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ___, a Notary Public within and for the State and County aforesaid, personally appeared ___ 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 ___, ___.

My commission expires ___

Notary Public