File Box 9B
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#17581

Davidson County DEEDWARR
Recvd: 11/13/00 12:22 2pgs
Fees:11.00 Taxes:2645.50

20001113-0112360

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires
September 25, 2004

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEIL D. HEMPHILL	NEW OWNER	MAP 159-1
(NAME)	(NAME)	
401 OAKLEIGH HILL		PARCEL 034.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37215		
(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, MARY ANN MCCREADY, SUCCESSOR TRUSTEE OF THE 401 OAKLEIGH HILL TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL D. HEMPHILL AND WIFE, HELEN D. 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:

Land in Davidson County, Tennessee, BEING Lot No. 36 on the Plan of Hound's Run, a Planned Unit Development, of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TOGETHER WITH AN EASEMENT over that certain land in Davidson County, Tennessee, being a portion of Lot No. 17, Hound's Run, as of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, said portion being described as commencing at the common corner of Lots 17, 18 and 36, said subdivision; thence, along the common boundary of Lots 17 and 36, said subdivision, South 38 degrees 42' 08" East a distance of 60.7 feet to a point in the northwestern right-of-way of Oakleigh Hill; thence northeasterly with the right-of-way of Oakleigh Hill along a curve to the right shown on said plan as having a delta of 55 degrees 38' 54", a radius of 115.00 feet, a tangent of 60.69 feet and a length of 111.69 feet to a monument; thence, westerly along a straight line to the point of beginning.

Being the same property conveyed to W. Michael Milom, Trustee of The 401 Oakleigh Hill Trust by deed from Mary J. Graves, Unmarried, of record in Book 11132, Page 485, Register's Office for Davidson County, Tennessee. Said Trustee having full power to sell, assign, convey, mortgage without the joinder of any Beneficiary U/T/A dated September 28, 1998 under paragraph No. 2. The *said W. Michael Milom having since appointed Mary Ann McCready as the sole successor Trustee of the Trust being recorded immediately prior hereto.

*beneficiary

This conveyance is subject to the following: Taxes for the year 2000 which

CONTINUED

unimproved ( )
This is improved (X) property, known as 401 OAKLEIGH HILL, NASHVILLE, TENNESSEE 37215
(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 3rd day of November, 2000

Trustee

MARY ANN MCCREADY, SUCCESSOR TRUSTEE

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 MARY ANN MCCREADY, TRUSTEE, OF THE 401 OAKLEIGH HILL TRUST

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10 day of November 2000

Commission expires 5-30-2004

Catherine R. Vass
Notary Public

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

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 _____ .

My commission expires _____ _____
Notary Public

LEGAL DESCRIPTION CONTINUATION

have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Hounds Run, of record in Plat Book 6900, page 167-171; Declaration of Covenants, Conditions, and Restrictions for Hounds Run of record in Book 7079, Page 995; and corrected in Book 7238, Page 736; By-Laws of Hounds Run Homeowner's Association, Inc. of record in Book 7079, page 8; Quitclaim and Deed of Conveyance to Metro Government of Nashville and Davidson County, Department of Water and Sewer Services, as recorded in Book 8119, Page 535; and Book 8119, Page 538; Deed of Conveyance by the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewer Services, as recorded in Book 7430, Page 183, and Book 7474, Page 695; Deed of Easement for a perpetual and exclusive easement for ingress and egress as set out in instrument of record in Book 8855, Page 988; Memorandum of Variance reflecting modification of front and rear minimum building setback lines as of record in Book 9662, Page 483; all of record in the Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

MARY ANN MCCREADY, TRUSTEE

TO

NEIL D. HEMPHILL AND WIFE,
HELEN D. HEMPHILL

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027