Davidson County DEEDWARR
Recvd: 06/21/01 15:53 2pgs
Fees:11.00 Taxes:110.08
20010621-0066114

THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY, Attorney-at-Law
311 East Main Street
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Joel Hemphill
3551 Dickerson Road
Nashville, Tennessee 37207

Robertson Tax Map: 139 Parcel: 2.16
Davidson Tax Map: 4 Parcel: 11

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **FRED W. KEYES** and wife, **E. ANNE KEYES**, Grantors, have this day bargained and sold, and do hereby transfer and convey unto **JOEL HEMPHILL** and wife, **LaBREESKA HEMPHILL**, Grantees, as tenants by the entirety, their heirs and assigns, forever, described as follows:

SITUATED in the Sixteenth Civil District of Robertson County, and also lying in Davidson County, Tennessee, and further described as follows:

BEGINNING at an iron pin set on the northerly margin of Huffman Road said point of beginning being the southwest corner of the herein described tract and also being in the line of the C. R. Wooden et ux property of record in Deed Book 6285, Page 744, Register's Office, Davidson County, Tennessee; thence with Wooden's line the following two calls north 23° 33 minutes 33 seconds west 241.23 feet to an iron pin; thence north 33° 47 minutes 52 seconds west 396.00 feet to a point in the centerline of Sycamore Creek; thence with the center of Sycamore Creek and with the line of the Thomas J. Todd property of record in Deed Book 155, Page 282, Register's Office Robertson County, Tennessee, north 84° 05 minutes 35 seconds east 280.50 feet to a point; thence leaving the center of said Sycamore Creek and continuing with the line of Todd north 68° 15 minutes 09 seconds east 527.19 feet to an iron pin; thence north 15° 04 minutes 13 seconds west 234.41 feet to an iron pin; thence leaving Todd's line and with the line of Albert A. Fentress property of record in Deed Book 214, Page 211, Register's Office, Robertson County, Tennessee, north 71° 31 minutes 15 seconds east 825.00 feet to an iron pin; thence leaving Fentress line south 17° 32 minutes 54 seconds west 955.44 feet to an iron pin set on the northerly margin of Huffman Road; thence with the northerly margin of Huffman Road the following three calls; south 87° 03 minutes 36 seconds west 488.30 feet to an iron pin; thence south 64° 53 minutes 13 seconds west 350.56 feet to an iron pin; thence south 24° 21 minutes 40 seconds west 194.77 feet to the point of beginning, containing 16.98 acres more or less, according to a survey by J. Bruce Rainey, Surveyor, #823, dated August 12, 1987, and revised September 25, 1987.

BEING the same property conveyed to Fred W. Keyes and wife, E. Anne Keyes, by deed of record in Deed Book 285, Page 287, Register's Office, Robertson County, Tennessee, and in Book 7404, Page 377, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said **JOEL HEMPHILL** and wife, **LaBREESKA HEMPHILL,** Grantees, their heirs and assigns, forever.

We do covenant with the said **JOEL HEMPHILL** and wife, **LaBREESKA HEMPHILL**, Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, all easements of record, restrictive covenants and setback lines of record and 2001 real estate taxes.

IN TESTIMONY WHEREOF, we hereunto set our hands this 6th day of June, 2001.

Fred W. Keyes
FRED W. KEYES

E. Anne Keyes
E. ANNE KEYES

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **FRED W. KEYES** and wife, **E. ANNE KEYES,** with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 6th day of June, 2001.

J. R. Bradley
NOTARY PUBLIC

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/2/02

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or fair market value, whichever is greater, is $29,750.00

Joel W. Hemphill
AFFIANT

Subscribed and sworn to before me this the 6th day of June, 2001.

J. R. Bradley
NOTARY PUBLIC

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/2/02.