WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/01 16:35 2pgs
Fees:13.00 Taxes:436.60

20011101-0119633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Susan Arroyo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 2001

Mary Birthright
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
Notary Public

MY COMMISSION EXPIRES: 10-29-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Arroyo (NAME)	Union Planters Bank, N.A. (NAME)	MAP 050-04
1107 Due West Avenue (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 025
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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 W. Hemphill and wife, LaBreska Hemphill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Arroyo

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 located in Davidson County, Tennessee, being Lot No. 63 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by Southern Land Surveying Co., Inc. dated May 28, 1974, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner Lots Nos. 62 and 63, said point being 1097 feet, more or less, in an easterly direction from the southeast corner of the intersection of Dickerson Road and Due West Avenue; thence with the line between said lots, southerly 247.8 feet to a point; thence easterly 120.66 feet to a corner of Lots Nos. 63 and 64, thence with the line between said lots, northerly 237.23 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

BEING the same property conveyed to Joel Hemphill by Warranty Deed from Alex W. Bonner of record in Instrument No. 200008300085673, Register's Office for Davidson County, TN.

LaBreska Hemphill joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1107 Due West Avenue, Madison, TN 37115
(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 29th day of October 2001

Joel W. Hemphill
Joel W. Hemphill

LaBreska Hemphill

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 Joel W. Hemphill and wife, LaBreska Hemphill

the bargainor(s), 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 Goodlettsville, Tennessee, this 29th day of October, 2001.

Commission expires 10-24-03

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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